HOUSING MARKET INFORMATION

RESIDENTIAL CONSTRUCTION DIGEST

Edmonton

Date Released: June 2017

Canada

Housing market intelligence you can count on

CMHC SCHL

Contents

Edmonton Metropolitan Area

All Housing Starts for the Current Month 1a
All Housing Starts: Year to Date 2017 ..... 1b
Single Family Housing Starts by Zone and House Type for the Current Month 2a
Single Family Housing Starts by Zone and House Type: Year to Date 2017 ..... 2b
Multiple Family Housing Starts by Zone, Type and Tenure for the Current Month 3a
Multiple Family Housing Starts by Zone, Type and Tenure: Year to Date 2017 ..... 3b
All Housing Completions for the Current Month 4a
All Housing Completions: Year to Date 2017 ..... 4b
Single Family Housing Completions by Zone and House Type for the Current Month 5a
Single Family Housing Completions by Zone and House Type: Year to Date 2017 ..... 5b
Multiple Family Housing Completions by Zone, Type and Tenure for the Current Month 6a
Multiple Family Housing Completions by Zone, Type and Tenure: Year to Date 2017 ..... 6b
All Housing Under Construction by City Zone for the Current Month 7
Single Family Housing Under Construction by Zone and Type for the Current Month 8
Multiple Family Housing Under Construction by Zone, Type and Tenure for the Current Month 9
All Housing Starts by Month: 2016 vs. 2017 10
All Housing Completions by Month: 2016 vs. 2017 11
All Housing Under Construction by Month: 2016 vs. 2017 12
Single Family Housing Starts by Month and House Type: Year to Date 2017 13
Single Family Housing Completions by Month and House Type: Year to Date 2017 14
Single Family Housing Under Construction by Month and House Type: Year to Date 2017 15
Multiple Family Housing Starts by Month, Type and Tenure: Year to date 2017 16
Multiple Family Housing Completions by Month, Type and Tenure: Year to Date 2017 17
Multiple Family Housing Under Construction by Month, Type and Tenure: Year to Date 2017 18
All Complete and Unabsorbed Units by Zone and Type for the Current Month 19
All Complete and Unabsorbed Units by Month and Type 20
Complete and Unabsorbed Single Units by Zone and House Type for the Current Month 21
Complete and Unabsorbed Single Units by Month and House Type 22
Complete and Unabsorned Multiple Units by Zone, Type and Tenure 23
Complete and Unabsorbed Multiple Units by Month, Type and Tenure 24
Single Units Unabsorbed by Zone and Months Since Completion as of Month End 25
Multiple Units Unabsorbed by Zone and Months Since Completion as of Month End 26
Single Detached Dwellings Unabsorbed by Zone and Price Range for the Current Month 27
Single Detached Dwellings Unabsorbed by Month and Price Range Year to Date 2017 28

LEGEND

Single Family	**Text**
Multiple Family	Text
Single + Multiple Family	Text

Contents

Single Detached Dwellings Absorbed by Zone and Price Range for Current Month 29a
Single Detached Dwellings Absorbed by Zone and Price Range: Year to Date 2017 ..... 29b
All Absorbed Units by Zone and Type for the Current Month 30a
All Absorbed Units by Zone and Type Year to Date 2017 ..... 30b
Absorbed Single Units by Zone and House Type for the Current Month 31a
Absorbed Single Units by Zone and House Type Year to Date 2017 ..... 31b
Absorbed Multiple Units by Zone, Type and Tenure for the Current Month 32a
Absorbed Multiple Units by Zone, Type and Tenure Year to Date 2017 ..... 32b
Absorbed Single Detached Units by Zone and House Type Average and Median Price for Current Month 33a
Absorbed Single Detached Units by Zone and House Type Average and Median Price 33b
All Absorbed Units from Inventory by Zone and Type the Current Month 34a
All Absorbed Units from Inventory by Zone and Type Year to Date 2017 ..... 34b
Absorbed Single Units from Inventory by Zone and House Type for the Current Month 35a
Absorbed Single Units from Inventory by Zone and House Type Year to Date 2017 ..... 35b
Absorbed Multiple Units from Inventory by Zone, Type and Tenure for the Current Month 36a
Absorbed Multiple Units from Inventory by Zone, Type and Tenure Year to Date 2017 ..... 36b
All Absorbed Units at Completion by Zone and Type for the Current Month 37a
All Absorbed Units at Completion by Zone and Type Year to Date 2017 ..... 37b
Absorbed Single Units at Completion by Zone and House Type for the Current Month 38a
Absorbed Single Units at Completion by Zone and House Type Year to Date 2017 ..... 38b
Absorbed Multiple Units at Completion by Zone, Type and Tenure for the Current Month 39a
Absorbed Multiple Units at Completion by Zone, Type and Tenure Year to Date 2017 ..... 39b
All Percent Absorbed at Completion by Zone for the Current Month 40

Alberta Centres of 50,000 + Population

Housing Starts for the current month 41
Housing Starts: Year to Date 2017 42
Housing Completions for the current month 43
Housing Completions: Year to Date 2017 44
Housing Under Construction for the current month 45

Zone Map

Table 1a: Edmonton Metropolitan Area
Housing Starts: May 2017

Area	Singles			Multiples			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	–	0	0	–	0	0	–
North Central	10	2	400.0	36	9	300.0	46	11	318.2
Northeast	33	36	-8.3	21	69	-69.6	54	105	-48.6
Northwest	30	22	36.4	297	22	1,250.0	327	44	643.2
South Central	4	6	-33.3	12	4	200.0	16	10	60.0
Southeast	82	65	26.2	124	143	-13.3	206	208	-1.0
Southwest	110	60	83.3	144	54	166.7	254	114	122.8
West	67	35	91.4	29	115	-74.8	96	150	-36.0
Total Edmonton City	**336**	**226**	**48.7**	**663**	**416**	**59.4**	**999**	**642**	**55.6**
Beaumont Town	34	9	277.8	2	4	-50.0	36	13	176.9
Calmar Town	0	0	–	0	0	–	0	0	–
Devon Town	1	1	0.0	0	2	-100.0	1	3	-66.7
Fort Saskatchewan City	16	10	60.0	8	18	-55.6	24	28	-14.3
Gibbons Town	0	0	–	3	0	–	3	0	–
Leduc City	15	9	66.7	22	15	46.7	37	24	54.2
Leduc County	10	9	11.1	0	0	–	10	9	11.1
Morinville Town	3	0	–	6	0	–	9	0	–
Parkland County	8	11	-27.3	0	0	–	8	11	-27.3
Spruce Grove City	15	17	-11.8	20	0	–	35	17	105.9
St. Albert City	11	6	83.3	6	19	-68.4	17	25	-32.0
Stony Plain Town	0	8	-100.0	4	5	-20.0	4	13	-69.2
Strathcona County	27	12	125.0	65	6	983.3	92	18	411.1
Sturgeon County	10	8	25.0	0	0	–	10	8	25.0
First Nations	0	0	–	0	0	–	0	0	–
Other Centres	1	2	-50.0	4	2	100.0	5	4	25.0
Total Rural	**151**	**102**	**48.0**	**140**	**71**	**97.2**	**291**	**173**	**68.2**
Grand Total	**487**	**328**	**48.5**	**803**	**487**	**64.9**	**1,290**	**815**	**58.3**

Table 1b: Edmonton Metropolitan Area
Housing Starts: Year-to-Date 2017

Area	Singles			Multiples			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	–	0	0	–	0	0	–
North Central	62	53	17.0	631	51	1,137.3	693	104	566.3
Northeast	96	126	-23.8	214	212	0.9	310	338	-8.3
Northwest	121	122	-0.8	551	90	512.2	672	212	217.0
South Central	31	42	-26.2	75	81	-7.4	106	123	-13.8
Southeast	258	286	-9.8	465	344	35.2	723	630	14.8
Southwest	441	327	34.9	572	647	-11.6	1,013	974	4.0
West	212	204	3.9	143	175	-18.3	355	379	-6.3
Total Edmonton City	**1,221**	**1,160**	**5.3**	**2,651**	**1,600**	**65.7**	**3,872**	**2,760**	**40.3**
Beaumont Town	80	53	50.9	14	18	-22.2	94	71	32.4
Calmar Town	2	3	-33.3	0	0	–	2	3	-33.3
Devon Town	5	2	150.0	2	2	0.0	7	4	75.0
Fort Saskatchewan City	44	28	57.1	44	90	-51.1	88	118	-25.4
Gibbons Town	0	0	–	3	0	–	3	0	–
Leduc City	59	40	47.5	56	39	43.6	115	79	45.6
Leduc County	20	27	-25.9	4	7	-42.9	24	34	-29.4
Morinville Town	14	8	75.0	10	0	–	24	8	200.0
Parkland County	28	27	3.7	2	0	–	30	27	11.1
Spruce Grove City	61	51	19.6	54	80	-32.5	115	131	-12.2
St. Albert City	48	45	6.7	195	469	-58.4	243	514	-52.7
Stony Plain Town	12	20	-40.0	10	16	-37.5	22	36	-38.9
Strathcona County	84	46	82.6	133	190	-30.0	217	236	-8.1
Sturgeon County	30	30	0.0	0	0	–	30	30	0.0
First Nations	0	0	–	0	0	–	0	0	–
Other Centres	8	4	100.0	4	6	-33.3	12	10	20.0
Total Rural	**495**	**384**	**28.9**	**531**	**917**	**-42.1**	**1,026**	**1,301**	**-21.1**
Grand Total	**1,716**	**1,544**	**11.1**	**3,182**	**2,517**	**26.4**	**4,898**	**4,061**	**20.6**

Table 2a: Edmonton Metropolitan Area
Single-Detached Housing Starts by Zone and House Type: May 2017

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	0	--	0	0	--	8	1	700.0	2	1	100.0	10	2	400.0
Northeast	0	1	-100.0	0	0	--	32	35	-8.6	1	0	--	33	36	-8.3
Northwest	0	1	-100.0	1	0	--	29	19	52.6	0	2	-100.0	30	22	36.4
South Central	0	0	--	0	0	--	4	6	-33.3	0	0	--	4	6	-33.3
Southeast	0	1	-100.0	0	2	-100.0	80	62	29.0	2	0	--	82	65	26.2
Southwest	2	2	0.0	1	0	--	107	57	87.7	0	1	-100.0	110	60	83.3
West	1	1	0.0	0	0	--	66	34	94.1	0	0	--	67	35	91.4
Total Edmonton City	**3**	**6**	**-50.0**	**2**	**2**	**0.0**	**326**	**214**	**52.3**	**5**	**4**	**25.0**	**336**	**226**	**48.7**
Beaumont Town	0	0	--	0	0	--	34	9	277.8	0	0	--	34	9	277.8
Calmar Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Devon Town	0	0	--	0	0	--	1	1	0.0	0	0	--	1	1	0.0
Fort Saskatchewan City	0	0	--	0	0	--	3	1	200.0	13	9	44.4	16	10	60.0
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	0	2	-100.0	0	0	--	14	7	100.0	1	0	--	15	9	66.7
Leduc County	8	2	300.0	0	0	--	1	3	-66.7	1	4	-75.0	10	9	11.1
Morinville Town	0	0	--	0	0	--	0	0	--	3	0	--	3	0	--
Parkland County	3	3	0.0	0	0	--	0	3	-100.0	5	5	0.0	8	11	-27.3
Spruce Grove City	0	0	--	0	0	--	1	17	-94.1	14	0	--	15	17	-11.8
St. Albert City	0	1	-100.0	0	0	--	3	2	50.0	8	3	166.7	11	6	83.3
Stony Plain Town	0	0	--	0	0	--	0	7	-100.0	0	1	-100.0	0	8	-100.0
Strathcona County	0	0	--	0	0	--	7	1	600.0	20	11	81.8	27	12	125.0
Sturgeon County	0	1	-100.0	0	0	--	0	1	-100.0	10	6	66.7	10	8	25.0
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	0	1	-100.0	0	0	--	0	1	-100.0	1	0	--	1	2	-50.0
Total Rural	**11**	**10**	**10.0**	**0**	**0**	**--**	**64**	**53**	**20.8**	**76**	**39**	**94.9**	**151**	**102**	**48.0**
Grand Total	**14**	**16**	**-12.5**	**2**	**2**	**0.0**	**390**	**267**	**46.1**	**81**	**43**	**88.4**	**487**	**328**	**48.5**

Table 2b: Edmonton Metropolitan Area
Single-Detached Housing Starts by Zone and House Type: Year-to-Date 2017

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	3	-100.0	0	1	-100.0	58	47	23.4	4	2	100.0	62	53	17.0
Northeast	0	3	-100.0	0	2	-100.0	95	120	-20.8	1	1	0.0	96	126	-23.8
Northwest	1	5	-80.0	1	0	--	119	113	5.3	0	4	-100.0	121	122	-0.8
South Central	0	1	-100.0	0	1	-100.0	28	35	-20.0	3	5	-40.0	31	42	-26.2
Southeast	0	3	-100.0	0	3	-100.0	254	279	-9.0	4	1	300.0	258	286	-9.8
Southwest	4	8	-50.0	1	0	--	424	308	37.7	12	11	9.1	441	327	34.9
West	6	7	-14.3	0	0	--	203	190	6.8	3	7	-57.1	212	204	3.9
Total Edmonton City	**11**	**30**	**-63.3**	**2**	**7**	**-71.4**	**1,181**	**1,092**	**8.2**	**27**	**31**	**-12.9**	**1,221**	**1,160**	**5.3**
Beaumont Town	0	2	-100.0	0	0	--	78	50	56.0	2	1	100.0	80	53	50.9
Calmar Town	0	0	--	0	0	--	2	3	-33.3	0	0	--	2	3	-33.3
Devon Town	0	0	--	0	0	--	4	1	300.0	1	1	0.0	5	2	150.0
Fort Saskatchewan City	1	1	0.0	0	0	--	8	3	166.7	35	24	45.8	44	28	57.1
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	0	3	-100.0	0	0	--	58	35	65.7	1	2	-50.0	59	40	47.5
Leduc County	9	3	200.0	0	0	--	5	8	-37.5	6	16	-62.5	20	27	-25.9
Morinville Town	0	0	--	0	0	--	0	1	-100.0	14	7	100.0	14	8	75.0
Parkland County	7	5	40.0	0	2	-100.0	3	8	-62.5	18	12	50.0	28	27	3.7
Spruce Grove City	0	0	--	0	0	--	21	51	-58.8	40	0	--	61	51	19.6
St. Albert City	0	3	-100.0	1	0	--	11	12	-8.3	36	30	20.0	48	45	6.7
Stony Plain Town	1	1	0.0	0	0	--	4	16	-75.0	7	3	133.3	12	20	-40.0
Strathcona County	1	0	--	0	0	--	13	1	1,200.0	70	45	55.6	84	46	82.6
Sturgeon County	1	3	-66.7	0	0	--	1	3	-66.7	28	24	16.7	30	30	0.0
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	1	1	0.0	0	0	--	1	2	-50.0	6	1	500.0	8	4	100.0
Total Rural	**21**	**22**	**-4.5**	**1**	**2**	**-50.0**	**209**	**194**	**7.7**	**264**	**166**	**59.0**	**495**	**384**	**28.9**
Grand Total	**32**	**52**	**-38.5**	**3**	**9**	**-66.7**	**1,390**	**1,286**	**8.1**	**291**	**197**	**47.7**	**1,716**	**1,544**	**11.1**

Table 3a: Edmonton Metropolitan Area
Multiple Housing Starts by Zone, Type and Tenure: May 2017

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	2	0	20	20	0	14	14	0	36
Northeast	6	0	0	0	4	0	4	11	21
Northwest	4	29	160	189	5	99	104	0	297
South Central	4	0	8	8	0	0	0	0	12
Southeast	32	0	0	0	10	79	89	3	124
Southwest	24	0	88	88	25	0	25	7	144
West	14	0	0	0	15	0	15	0	29
Total Edmonton City	**86**	**29**	**276**	**305**	**59**	**192**	**251**	**21**	**663**
Beaumont Town	2	0	0	0	0	0	0	0	2
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	8	0	0	0	0	0	0	0	8
Gibbons Town	0	0	0	0	3	0	3	0	3
Leduc City	8	0	0	0	5	0	5	9	22
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	6	0	0	0	0	0	0	0	6
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	12	0	0	0	8	0	8	0	20
St. Albert City	6	0	0	0	0	0	0	0	6
Stony Plain Town	4	0	0	0	0	0	0	0	4
Strathcona County	14	0	0	0	0	51	51	0	65
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	4	4
Total Rural	**60**	**0**	**0**	**0**	**16**	**51**	**67**	**13**	**140**
Grand Total	**146**	**29**	**276**	**305**	**75**	**243**	**318**	**34**	**803**

Table 3b: Edmonton Metropolitan Area
Multiple Housing Starts by Zone, Type and Tenure: Year-to-Date 2017

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	38	0	20	20	10	551	561	12	631
Northeast	34	0	160	160	9	0	9	11	214
Northwest	30	59	160	219	50	245	295	7	551
South Central	28	0	8	8	0	39	39	0	75
Southeast	166	0	143	143	58	79	137	19	465
Southwest	126	0	88	88	65	255	320	38	572
West	90	0	0	0	36	0	36	17	143
Total Edmonton City	**512**	**59**	**579**	**638**	**228**	**1,169**	**1,397**	**104**	**2,651**
Beaumont Town	8	0	0	0	0	0	0	6	14
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	44	0	0	0	0	0	0	0	44
Gibbons Town	0	0	0	0	3	0	3	0	3
Leduc City	28	0	0	0	5	0	5	23	56
Leduc County	4	0	0	0	0	0	0	0	4
Morinville Town	10	0	0	0	0	0	0	0	10
Parkland County	2	0	0	0	0	0	0	0	2
Spruce Grove City	46	0	0	0	8	0	8	0	54
St. Albert City	22	0	164	164	9	0	9	0	195
Stony Plain Town	10	0	0	0	0	0	0	0	10
Strathcona County	56	0	0	0	3	51	54	23	133
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	4	4
Total Rural	**232**	**0**	**164**	**164**	**28**	**51**	**79**	**56**	**531**
Grand Total	**744**	**59**	**743**	**802**	**256**	**1,220**	**1,476**	**160**	**3,182**

Table 4a: Edmonton Metropolitan Area
Housing Completions: May 2017

Area	Singles			Multiples			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	18	12	50.0	45	26	73.1	63	38	65.8
Northeast	16	38	-57.9	17	40	-57.5	33	78	-57.7
Northwest	22	38	-42.1	6	98	-93.9	28	136	-79.4
South Central	19	10	90.0	6	12	-50.0	25	22	13.6
Southeast	139	80	73.8	74	94	-21.3	213	174	22.4
Southwest	90	79	13.9	190	182	4.4	280	261	7.3
West	48	59	-18.6	24	33	-27.3	72	92	-21.7
Total Edmonton City	**352**	**316**	**11.4**	**362**	**485**	**-25.4**	**714**	**801**	**-10.9**
Beaumont Town	19	26	-26.9	0	3	-100.0	19	29	-34.5
Calmar Town	0	1	-100.0	0	0	--	0	1	-100.0
Devon Town	2	2	0.0	0	0	--	2	2	0.0
Fort Saskatchewan City	4	11	-63.6	4	24	-83.3	8	35	-77.1
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	14	32	-56.3	12	7	71.4	26	39	-33.3
Leduc County	7	6	16.7	0	0	--	7	6	16.7
Morinville Town	1	6	-83.3	0	0	--	1	6	-83.3
Parkland County	10	12	-16.7	0	0	--	10	12	-16.7
Spruce Grove City	41	14	192.9	18	50	-64.0	59	64	-7.8
St. Albert City	11	19	-42.1	8	28	-71.4	19	47	-59.6
Stony Plain Town	4	4	0.0	2	8	-75.0	6	12	-50.0
Strathcona County	10	26	-61.5	80	52	53.8	90	78	15.4
Sturgeon County	7	6	16.7	0	0	--	7	6	16.7
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	3	3	0.0	0	4	-100.0	3	7	-57.1
Total Rural	**133**	**168**	**-20.8**	**124**	**176**	**-29.5**	**257**	**344**	**-25.3**
Grand Total	**485**	**484**	**0.2**	**486**	**661**	**-26.5**	**971**	**1,145**	**-15.2**

Table 4b: Edmonton Metropolitan Area
Housing Completions: Year-to-Date 2017

Area	Singles			Multiples			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	73	54	35.2	576	1,027	-43.9	649	1,081	-40.0
Northeast	103	143	-28.0	69	188	-63.3	172	331	-48.0
Northwest	108	188	-42.6	138	163	-15.3	246	351	-29.9
South Central	56	47	19.1	110	101	8.9	166	148	12.2
Southeast	311	373	-16.6	276	439	-37.1	587	812	-27.7
Southwest	361	476	-24.2	728	828	-12.1	1,089	1,304	-16.5
West	246	333	-26.1	168	450	-62.7	414	783	-47.1
Total Edmonton City	**1,258**	**1,614**	**-22.1**	**2,065**	**3,196**	**-35.4**	**3,323**	**4,810**	**-30.9**
Beaumont Town	72	73	-1.4	16	27	-40.7	88	100	-12.0
Calmar Town	3	8	-62.5	0	0	--	3	8	-62.5
Devon Town	5	3	66.7	10	2	400.0	15	5	200.0
Fort Saskatchewan City	19	47	-59.6	24	123	-80.5	43	170	-74.7
Gibbons Town	0	1	--	0	0	--	0	1	--
Leduc City	59	107	-44.9	35	217	-83.9	94	324	-71.0
Leduc County	30	49	-38.8	2	0	--	32	49	-34.7
Morinville Town	9	25	-64.0	8	16	-50.0	17	41	-58.5
Parkland County	43	47	-8.5	0	0	--	43	47	-8.5
Spruce Grove City	76	82	-7.3	60	140	-57.1	136	222	-38.7
St. Albert City	44	63	-30.2	334	176	89.8	378	239	58.2
Stony Plain Town	22	23	-4.3	80	28	185.7	102	51	100.0
Strathcona County	65	114	-43.0	105	147	-28.6	170	261	-34.9
Sturgeon County	37	50	-26.0	0	0	--	37	50	-26.0
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	10	13	-23.1	4	8	-50.0	14	21	-33.3
Total Rural	**494**	**705**	**-29.9**	**678**	**884**	**-23.3**	**1,172**	**1,589**	**-26.2**
Grand Total	**1,752**	**2,319**	**-24.5**	**2,743**	**4,080**	**-32.8**	**4,495**	**6,399**	**-29.8**

Table 5a: Edmonton Metropolitan Area
Single-Detached Housing Completions by Zone and House Type: May 2017

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	1	3	-66.7	0	1	-100.0	16	8	100.0	1	0	--	18	12	50.0
Northeast	0	3	-100.0	0	0	--	16	35	-54.3	0	0	--	16	38	-57.9
Northwest	0	0	--	0	0	--	22	38	-42.1	0	0	--	22	38	-42.1
South Central	0	0	--	0	0	--	19	10	90.0	0	0	--	19	10	90.0
Southeast	0	2	-100.0	2	0	--	137	78	75.6	0	0	--	139	80	73.8
Southwest	1	0	--	0	1	-100.0	87	76	14.5	2	2	0.0	90	79	13.9
West	1	7	-85.7	0	0	--	47	52	-9.6	0	0	--	48	59	-18.6
Total Edmonton City	**3**	**15**	**-80.0**	**2**	**2**	**0.0**	**344**	**297**	**15.8**	**3**	**2**	**50.0**	**352**	**316**	**11.4**
Beaumont Town	0	0	--	0	0	--	19	26	-26.9	0	0	--	19	26	-26.9
Calmar Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Devon Town	0	2	-100.0	0	0	--	2	0	--	0	0	--	2	2	0.0
Fort Saskatchewan City	0	2	-100.0	0	0	--	4	8	-50.0	0	1	-100.0	4	11	-63.6
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	3	1	200.0	0	0	--	11	31	-64.5	0	0	--	14	32	-56.3
Leduc County	3	5	-40.0	0	0	--	4	1	300.0	0	0	--	7	6	16.7
Morinville Town	0	1	-100.0	0	0	--	0	5	-100.0	1	0	--	1	6	-83.3
Parkland County	4	3	33.3	0	0	--	3	9	-66.7	3	0	--	10	12	-16.7
Spruce Grove City	1	1	0.0	0	0	--	40	13	207.7	0	0	--	41	14	192.9
St. Albert City	1	1	0.0	0	0	--	8	18	-55.6	2	0	--	11	19	-42.1
Stony Plain Town	1	1	0.0	0	0	--	3	3	0.0	0	0	--	4	4	0.0
Strathcona County	6	12	-50.0	0	0	--	4	14	-71.4	0	0	--	10	26	-61.5
Sturgeon County	2	3	-33.3	0	0	--	4	2	100.0	1	1	0.0	7	6	16.7
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	2	1	100.0	0	1	-100.0	0	1	-100.0	1	0	--	3	3	0.0
Total Rural	**23**	**33**	**-30.3**	**0**	**1**	**-100.0**	**102**	**132**	**-22.7**	**8**	**2**	**300.0**	**133**	**168**	**-20.8**
Grand Total	**26**	**48**	**-45.8**	**2**	**3**	**-33.3**	**446**	**429**	**4.0**	**11**	**4**	**175.0**	**485**	**484**	**0.2**

Table 5b: Edmonton Metropolitan Area
Single-Detached Housing Completions by Zone and House Type: Year-to-Date 2017

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	2	7	-71.4	1	2	-50.0	68	44	54.5	2	1	100.0	73	54	35.2
Northeast	3	5	-40.0	0	0	--	100	138	-27.5	0	0	--	103	143	-28.0
Northwest	1	3	-66.7	0	3	-100.0	107	181	-40.9	0	1	-100.0	108	188	-42.6
South Central	2	1	100.0	0	0	--	52	38	36.8	2	8	-75.0	56	47	19.1
Southeast	0	5	-100.0	3	5	-40.0	308	363	-15.2	0	0	--	311	373	-16.6
Southwest	11	11	0.0	1	3	-66.7	345	459	-24.8	4	3	33.3	361	476	-24.2
West	11	11	0.0	1	1	0.0	234	316	-25.9	0	5	-100.0	246	333	-26.1
Total Edmonton City	**30**	**43**	**-30.2**	**6**	**14**	**-57.1**	**1,214**	**1,539**	**-21.1**	**8**	**18**	**-55.6**	**1,258**	**1,614**	**-22.1**
Beaumont Town	1	2	-50.0	0	0	--	71	71	0.0	0	0	--	72	73	-1.4
Calmar Town	0	0	--	0	0	--	3	8	-62.5	0	0	--	3	8	-62.5
Devon Town	0	3	-100.0	0	0	--	5	0	--	0	0	--	5	3	66.7
Fort Saskatchewan City	4	3	33.3	0	0	--	15	42	-64.3	0	2	-100.0	19	47	-59.6
Gibbons Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	6	5	20.0	0	0	--	53	102	-48.0	0	0	--	59	107	-44.9
Leduc County	11	15	-26.7	0	1	-100.0	13	28	-53.6	6	5	20.0	30	49	-38.8
Morinville Town	2	3	-33.3	0	0	--	3	22	-86.4	4	0	--	9	25	-64.0
Parkland County	21	18	16.7	1	0	--	9	23	-60.9	12	6	100.0	43	47	-8.5
Spruce Grove City	3	4	-25.0	4	0	--	68	78	-12.8	1	0	--	76	82	-7.3
St. Albert City	6	6	0.0	0	1	-100.0	36	56	-35.7	2	0	--	44	63	-30.2
Stony Plain Town	2	2	0.0	0	0	--	18	21	-14.3	2	0	--	22	23	-4.3
Strathcona County	12	27	-55.6	1	0	--	48	86	-44.2	4	1	300.0	65	114	-43.0
Sturgeon County	16	19	-15.8	0	0	--	19	22	-13.6	2	9	-77.8	37	50	-26.0
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	6	6	0.0	0	2	-100.0	2	4	-50.0	2	1	100.0	10	13	-23.1
Total Rural	**90**	**113**	**-20.4**	**6**	**4**	**50.0**	**363**	**564**	**-35.6**	**35**	**24**	**45.8**	**494**	**705**	**-29.9**
Grand Total	**120**	**156**	**-23.1**	**12**	**18**	**-33.3**	**1,577**	**2,103**	**-25.0**	**43**	**42**	**2.4**	**1,752**	**2,319**	**-24.5**

Table 6a: Edmonton Metropolitan Area
Multiple Housing Completions by Zone, Type and Tenure: May 2017

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	8	0	34	34	3	0	3	0	45
Northeast	10	0	0	0	7	0	7	0	17
Northwest	2	0	0	0	4	0	4	0	6
South Central	6	0	0	0	0	0	0	0	6
Southeast	64	0	0	0	4	0	4	6	74
Southwest	34	44	0	44	16	75	91	21	190
West	20	0	0	0	0	0	0	4	24
Total Edmonton City	**144**	**44**	**34**	**78**	**34**	**75**	**109**	**31**	**362**
Beaumont Town	0	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	0	4
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	12	0	0	0	0	0	0	0	12
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	18	0	0	0	0	0	0	0	18
St. Albert City	8	0	0	0	0	0	0	0	8
Stony Plain Town	2	0	0	0	0	0	0	0	2
Strathcona County	0	0	80	80	0	0	0	0	80
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**44**	**0**	**80**	**80**	**0**	**0**	**0**	**0**	**124**
Grand Total	**188**	**44**	**114**	**158**	**34**	**75**	**109**	**31**	**486**

Table 6b: Edmonton Metropolitan Area
Multiple Housing Completions by Zone, Type and Tenure: Year-to-Date 2017

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	44	0	294	294	3	222	225	13	576
Northeast	54	0	0	0	7	0	7	8	69
Northwest	34	0	0	0	54	50	104	0	138
South Central	24	0	51	51	0	35	35	0	110
Southeast	168	0	0	0	61	10	71	37	276
Southwest	172	44	251	295	41	124	165	96	728
West	88	0	0	0	22	43	65	15	168
Total Edmonton City	**584**	**44**	**596**	**640**	**188**	**484**	**672**	**169**	**2,065**
Beaumont Town	16	0	0	0	0	0	0	0	16
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	10	0	0	0	0	0	0	0	10
Fort Saskatchewan City	20	0	0	0	0	0	0	4	24
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	28	0	0	0	3	0	3	4	35
Leduc County	2	0	0	0	0	0	0	0	2
Morinville Town	8	0	0	0	0	0	0	0	8
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	52	0	0	0	4	0	4	4	60
St. Albert City	40	0	87	87	9	198	207	0	334
Stony Plain Town	14	0	66	66	0	0	0	0	80
Strathcona County	22	0	80	80	3	0	3	0	105
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	4	0	0	0	0	0	0	0	4
Total Rural	**216**	**0**	**233**	**233**	**19**	**198**	**217**	**12**	**678**
Grand Total	**800**	**44**	**829**	**873**	**207**	**682**	**889**	**181**	**2,743**

Table 7: Edmonton Metropolitan Area
Housing Under Construction by Zone: May 2017

Area	Singles			Multiples			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	127	82	54.9	1,762	1,825	-3.5	1,889	1,907	-0.9
Northeast	158	196	-19.4	392	405	-3.2	550	601	-8.5
Northwest	203	206	-1.5	922	579	59.2	1,125	785	43.3
South Central	79	84	-6.0	379	339	11.8	458	423	8.3
Southeast	335	363	-7.7	756	777	-2.7	1,091	1,140	-4.3
Southwest	644	529	21.7	1,592	3,256	-51.1	2,236	3,785	-40.9
West	320	282	13.5	433	626	-30.8	753	908	-17.1
Total Edmonton City	**1,866**	**1,742**	**7.1**	**6,236**	**7,807**	**-20.1**	**8,102**	**9,549**	**-15.2**
Beaumont Town	141	112	25.9	18	172	-89.5	159	284	-44.0
Calmar Town	4	12	-66.7	0	4	-100.0	4	16	-75.0
Devon Town	5	2	150.0	36	2	1,700.0	41	4	925.0
Fort Saskatchewan City	70	43	62.8	108	182	-40.7	178	225	-20.9
Gibbons Town	1	1	0.0	3	0	--	4	1	300.0
Leduc City	91	97	-6.2	97	163	-40.5	188	260	-27.7
Leduc County	57	80	-28.8	6	7	-14.3	63	87	-27.6
Morinville Town	22	15	46.7	10	39	-74.4	32	54	-40.7
Parkland County	83	90	-7.8	2	0	--	85	90	-5.6
Spruce Grove City	80	78	2.6	132	299	-55.9	212	377	-43.8
St. Albert City	82	91	-9.9	369	602	-38.7	451	693	-34.9
Stony Plain Town	43	47	-8.5	91	284	-68.0	134	331	-59.5
Strathcona County	156	105	48.6	324	403	-19.6	480	508	-5.5
Sturgeon County	57	57	0.0	0	0	--	57	57	0.0
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	14	9	55.6	8	12	-33.3	22	21	4.8
Total Rural	**906**	**839**	**8.0**	**1,204**	**2,169**	**-44.5**	**2,110**	**3,008**	**-29.9**
Grand Total	**2,772**	**2,581**	**7.4**	**7,440**	**9,976**	**-25.4**	**10,212**	**12,557**	**-18.7**

Table 8: Edmonton Metropolitan Area
Single-Detached Housing Under Construction by Zone and House Type: May 2017

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	2	5	-60.0	1	2	-50.0	113	70	61.4	11	5	120.0	127	82	54.9
Northeast	0	4	-100.0	1	4	-75.0	156	185	-15.7	1	3	-66.7	158	196	-19.4
Northwest	2	8	-75.0	1	2	-50.0	197	190	3.7	3	6	-50.0	203	206	-1.5
South Central	2	1	100.0	1	3	-66.7	68	67	1.5	8	13	-38.5	79	84	-6.0
Southeast	3	3	0.0	1	3	-66.7	326	356	-8.4	5	1	400.0	335	363	-7.7
Southwest	10	20	-50.0	1	0	--	611	478	27.8	22	31	-29.0	644	529	21.7
West	11	6	83.3	0	1	-100.0	303	255	18.8	6	20	-70.0	320	282	13.5
Total Edmonton City	**30**	**47**	**-36.2**	**6**	**15**	**-60.0**	**1,774**	**1,601**	**10.8**	**56**	**79**	**-29.1**	**1,866**	**1,742**	**7.1**
Beaumont Town	0	5	-100.0	0	0	--	125	103	21.4	16	4	300.0	141	112	25.9
Calmar Town	0	1	-100.0	0	0	--	4	11	-63.6	0	0	--	4	12	-66.7
Devon Town	0	0	--	0	0	--	4	1	300.0	1	1	0.0	5	2	150.0
Fort Saskatchewan City	1	2	-50.0	0	0	--	14	16	-12.5	55	25	120.0	70	43	62.8
Gibbons Town	0	0	--	0	0	--	0	0	--	1	1	0.0	1	1	0.0
Leduc City	10	7	42.9	0	0	--	67	84	-20.2	14	6	133.3	91	97	-6.2
Leduc County	18	13	38.5	1	0	--	13	25	-48.0	25	42	-40.5	57	80	-28.8
Morinville Town	1	0	--	0	0	--	0	1	-100.0	21	14	50.0	22	15	46.7
Parkland County	18	20	-10.0	0	2	-100.0	17	37	-54.1	48	31	54.8	83	90	-7.8
Spruce Grove City	0	1	-100.0	0	0	--	27	68	-60.3	53	9	488.9	80	78	2.6
St. Albert City	2	17	-88.2	1	0	--	23	35	-34.3	56	39	43.6	82	91	-9.9
Stony Plain Town	1	3	-66.7	0	0	--	10	26	-61.5	32	18	77.8	43	47	-8.5
Strathcona County	5	11	-54.5	0	1	-100.0	37	40	-7.5	114	53	115.1	156	105	48.6
Sturgeon County	5	5	0.0	1	0	--	4	14	-71.4	47	38	23.7	57	57	0.0
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	0	3	-100.0	0	0	--	4	4	0.0	10	2	400.0	14	9	55.6
Total Rural	**61**	**88**	**-30.7**	**3**	**3**	**0.0**	**349**	**465**	**-24.9**	**493**	**283**	**74.2**	**906**	**839**	**8.0**
Grand Total	**91**	**135**	**-32.6**	**9**	**18**	**-50.0**	**2,123**	**2,066**	**2.8**	**549**	**362**	**51.7**	**2,772**	**2,581**	**7.4**

Table 9: Edmonton Metropolitan Area
Multiple Housing Under Construction by Zone, Type and Tenure: May 2017

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	62	4	285	289	46	1,320	1,366	45	1,762
Northeast	62	0	215	215	9	84	93	22	392
Northwest	46	59	344	403	118	348	466	7	922
South Central	54	0	19	19	4	299	303	3	379
Southeast	188	0	265	265	82	163	245	58	756
Southwest	226	0	444	444	133	726	859	63	1,592
West	158	0	86	86	70	78	148	41	433
Total Edmonton City	**796**	**63**	**1,658**	**1,721**	**462**	**3,018**	**3,480**	**239**	**6,236**
Beaumont Town	12	0	0	0	0	0	0	6	18
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	4	0	0	0	0	32	32	0	36
Fort Saskatchewan City	92	0	0	0	0	0	0	16	108
Gibbons Town	0	0	0	0	3	0	3	0	3
Leduc City	48	0	0	0	26	0	26	23	97
Leduc County	6	0	0	0	0	0	0	0	6
Morinville Town	10	0	0	0	0	0	0	0	10
Parkland County	2	0	0	0	0	0	0	0	2
Spruce Grove City	84	18	0	18	30	0	30	0	132
St. Albert City	56	0	164	164	9	127	136	13	369
Stony Plain Town	46	33	0	33	0	12	12	0	91
Strathcona County	84	0	92	92	11	107	118	30	324
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	8	8
Total Rural	**444**	**51**	**256**	**307**	**79**	**278**	**357**	**96**	**1,204**
Grand Total	**1,240**	**114**	**1,914**	**2,028**	**541**	**3,296**	**3,837**	**335**	**7,440**

Table 10: Edmonton Metropolitan Area
Housing Starts: 2017 vs 2016

Month	Singles			Multiples			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
January	244	263	-7.2	204	338	-39.6	448	601	-25.5
February	348	325	7.1	758	311	143.7	1,106	636	73.9
March	280	290	-3.4	880	584	50.7	1,160	874	32.7
April	357	338	5.6	537	797	-32.6	894	1,135	-21.2
May	487	328	48.5	803	487	64.9	1,290	815	58.3
Total	**1,716**	**1,544**	**11.1**	**3,182**	**2,517**	**26.4**	**4,898**	**4,061**	**20.6**

Table 11: Edmonton Metropolitan Area
Housing Completions: 2017 vs 2016

Month	Singles			Multiples			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
January	291	500	-41.8	662	691	-4.2	953	1,191	-20.0
February	303	409	-25.9	707	873	-19.0	1,010	1,282	-21.2
March	280	456	-38.6	231	785	-70.6	511	1,241	-58.8
April	393	470	-16.4	657	1,070	-38.6	1,050	1,540	-31.8
May	485	484	0.2	486	661	-26.5	971	1,145	-15.2
Total	1,752	2,319	-24.5	2,743	4,080	-32.8	4,495	6,399	-29.8

Table 12: Edmonton Metropolitan Area
Housing Under Construction: 2017 vs 2016

Month	Singles			Multiples			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
January	2,763	3,125	-11.6	6,524	11,198	-41.7	9,287	14,323	-35.2
February	2,809	3,040	-7.6	6,571	10,636	-38.2	9,380	13,676	-31.4
March	2,808	2,870	-2.2	7,218	10,424	-30.8	10,026	13,294	-24.6
April	2,770	2,737	1.2	7,088	10,151	-30.2	9,858	12,888	-23.5
May	2,772	2,581	7.4	7,440	9,976	-25.4	10,212	12,557	-18.7

Table 13: Edmonton Metropolitan Area
Single-Detached Housing Starts by Month and House Type: Year-to-Date 2017

Month	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
January	4	10	-60.0	0	2	-100.0	203	220	-7.7	37	31	19.4	244	263	-7.2
February	6	8	-25.0	0	0	--	294	290	1.4	48	27	77.8	348	325	7.1
March	5	6	-16.7	1	1	0.0	232	227	2.2	42	56	-25.0	280	290	-3.4
April	3	12	-75.0	0	4	-100.0	271	282	-3.9	83	40	107.5	357	338	5.6
May	14	16	-12.5	2	2	0.0	390	267	46.1	81	43	88.4	487	328	48.5
Total	32	52	-38.5	3	9	-66.7	1,390	1,286	8.1	291	197	47.7	1,716	1,544	11.1

Table 14: Edmonton Metropolitan Area
Single-Detached Housing Completions by Month and House Type: Year-to-Date 2017

Month	Bungalow			Split Level			Two Storey			Other			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
January	22	24	-8.3	5	2	150.0	255	467	-45.4	9	7	28.6	291	500	-41.8
February	19	29	-34.5	2	4	-50.0	275	365	-24.7	7	11	-36.4	303	409	-25.9
March	28	34	-17.6	2	2	0.0	247	407	-39.3	3	13	-76.9	280	456	-38.6
April	25	21	19.0	1	7	-85.7	354	435	-18.6	13	7	85.7	393	470	-16.4
May	26	48	-45.8	2	3	-33.3	446	429	4.0	11	4	175.0	485	484	0.2
Total	**120**	**156**	**-23.1**	**12**	**18**	**-33.3**	**1,577**	**2,103**	**-25.0**	**43**	**42**	**2.4**	**1,752**	**2,319**	**-24.5**

Table 15: Edmonton Metropolitan Area
Single-Detached Housing Under Construction by Month and House Type: Year-to-Date 2017

Month	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
January	107	141	-24.1	9	26	-65.4	2,105	2,282	-7.8	542	676	-19.8	2,763	3,125	-11.6
February	103	140	-26.4	7	21	-66.7	2,161	2,271	-4.8	538	608	-11.5	2,809	3,040	-7.6
March	94	142	-33.8	8	21	-61.9	2,181	2,229	-2.2	525	478	9.8	2,808	2,870	-2.2
April	88	151	-41.7	8	19	-57.9	2,137	2,172	-1.6	537	395	35.9	2,770	2,737	1.2
May	91	135	-32.6	9	18	-50.0	2,123	2,066	2.8	549	362	51.7	2,772	2,581	7.4

Table 16: Edmonton Metropolitan Area
Multiple Housing Starts by Month, Type, and Tenure: Year-to-Date 2017

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	138	0	0	0	16	35	51	15	204
February	176	22	164	186	33	320	353	43	758
March	124	8	303	311	93	327	420	25	880
April	160	0	0	0	39	295	334	43	537
May	146	29	276	305	75	243	318	34	803
Total	744	59	743	802	256	1,220	1,476	160	3,182

Table 17: Edmonton Metropolitan Area
Multiple Housing Completions by Month, Type, and Tenure: Year-to-Date 2017

Month		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	132	0	412	412	32	52	84	34	662
February	170	0	167	167	50	271	321	49	707
March	140	0	0	0	24	45	69	22	231
April	170	0	136	136	67	239	306	45	657
May	188	44	114	158	34	75	109	31	486
Total	**800**	**44**	**829**	**873**	**207**	**682**	**889**	**181**	**2,743**

Table 18: Edmonton Metropolitan Area
Multiple Housing Under Construction by Month, Type, and Tenure: Year-to-Date 2017

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	1,304	115	1,551	1,666	476	2,745	3,221	333	6,524
February	1,306	137	1,548	1,685	459	2,794	3,253	327	6,571
March	1,290	143	1,851	1,994	528	3,072	3,600	334	7,218
April	1,282	131	1,715	1,846	500	3,128	3,628	332	7,088
May	1,240	114	1,914	2,028	541	3,296	3,837	335	7,440

Table 19: Edmonton Metropolitan Area
Complete and Unabsorbed Units by Zone and Type: May 2017

Area	Singles			Multiples			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	12	15	-20.0	251	291	-13.7	263	306	-14.1
Northeast	61	84	-27.4	109	86	26.7	170	170	0.0
Northwest	51	111	-54.1	215	177	21.5	266	288	-7.6
South Central	11	5	120.0	91	22	313.6	102	27	277.8
Southeast	116	124	-6.5	306	158	93.7	422	282	49.6
Southwest	80	116	-31.0	692	228	203.5	772	344	124.4
West	49	74	-33.8	90	200	-55.0	139	274	-49.3
Total Edmonton City	**380**	**529**	**-28.2**	**1,754**	**1,162**	**50.9**	**2,134**	**1,691**	**26.2**
Beaumont Town	29	27	7.4	10	17	-41.2	39	44	-11.4
Calmar Town	1	3	-66.7	0	0	--	1	3	-66.7
Devon Town	3	2	50.0	2	0	--	5	2	150.0
Fort Saskatchewan City	16	61	-73.8	27	71	-62.0	43	132	-67.4
Gibbons Town	1	0	--	0	0	--	1	0	--
Leduc City	34	70	-51.4	25	158	-84.2	59	228	-74.1
Leduc County	11	10	10.0	0	0	--	11	10	10.0
Morinville Town	7	17	-58.8	13	10	30.0	20	27	-25.9
Parkland County	6	6	0.0	0	0	--	6	6	0.0
Spruce Grove City	45	54	-16.7	85	221	-61.5	130	275	-52.7
St. Albert City	36	39	-7.7	234	154	51.9	270	193	39.9
Stony Plain Town	24	24	0.0	75	32	134.4	99	56	76.8
Strathcona County	24	32	-25.0	125	136	-8.1	149	168	-11.3
Sturgeon County	3	3	0.0	0	0	--	3	3	0.0
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	4	4	0.0	2	5	-60.0	6	9	-33.3
Total Rural	**244**	**352**	**-30.7**	**598**	**804**	**-25.6**	**842**	**1,156**	**-27.2**
Grand Total	**624**	**881**	**-29.2**	**2,352**	**1,966**	**19.6**	**2,976**	**2,847**	**4.5**

Table 20: Edmonton Metropolitan Area
Complete and Unabsorbed Units by Zone and Type: Year-to-Date 2017

Month	Singles			Multiples			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
January	607	822	-26.2	2,483	1,233	101.4	3,090	2,055	50.4
February	599	828	-27.7	2,603	1,572	65.6	3,202	2,400	33.4
March	602	841	-28.4	2,481	1,952	27.1	3,083	2,793	10.4
April	596	846	-29.6	2,451	2,121	15.6	3,047	2,967	2.7
May	624	881	-29.2	2,352	1,966	19.6	2,976	2,847	4.5

Table 21: Edmonton Metropolitan Area
Complete and Unabsorbed Single-Detached Units by Zone and House Type: May 2017

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	5	-100.0	1	0	--	10	10	0.0	1	0	--	12	15	-20.0
Northeast	1	1	0.0	0	0	--	60	83	-27.7	0	0	--	61	84	-27.4
Northwest	1	0	--	0	1	-100.0	49	109	-55.0	1	1	0.0	51	111	-54.1
South Central	0	0	--	0	0	--	11	5	120.0	0	0	--	11	5	120.0
Southeast	0	1	-100.0	3	1	200.0	113	122	-7.4	0	0	--	116	124	-6.5
Southwest	3	3	0.0	0	0	--	77	112	-31.3	0	1	-100.0	80	116	-31.0
West	3	4	-25.0	0	0	--	46	70	-34.3	0	0	--	49	74	-33.8
Total Edmonton City	**8**	**14**	**-42.9**	**4**	**2**	**100.0**	**366**	**511**	**-28.4**	**2**	**2**	**0.0**	**380**	**529**	**-28.2**
Beaumont Town	1	0	--	0	0	--	28	27	3.7	0	0	--	29	27	7.4
Calmar Town	0	0	--	0	0	--	1	3	-66.7	0	0	--	1	3	-66.7
Devon Town	0	2	-100.0	0	0	--	3	0	--	0	0	--	3	2	50.0
Fort Saskatchewan City	0	0	--	1	1	0.0	15	59	-74.6	0	1	-100.0	16	61	-73.8
Gibbons Town	1	0	--	0	0	--	0	0	--	0	0	--	1	0	--
Leduc City	7	6	16.7	0	1	-100.0	27	63	-57.1	0	0	--	34	70	-51.4
Leduc County	2	3	-33.3	0	0	--	9	7	28.6	0	0	--	11	10	10.0
Morinville Town	1	4	-75.0	0	2	-100.0	2	11	-81.8	4	0	--	7	17	-58.8
Parkland County	1	1	0.0	0	0	--	0	3	-100.0	5	2	150.0	6	6	0.0
Spruce Grove City	2	1	100.0	3	0	--	40	53	-24.5	0	0	--	45	54	-16.7
St. Albert City	7	6	16.7	0	1	-100.0	28	32	-12.5	1	0	--	36	39	-7.7
Stony Plain Town	3	3	0.0	0	0	--	20	20	0.0	1	1	0.0	24	24	0.0
Strathcona County	6	8	-25.0	0	0	--	18	24	-25.0	0	0	--	24	32	-25.0
Sturgeon County	0	0	--	0	0	--	3	2	50.0	0	1	-100.0	3	3	0.0
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	4	2	100.0	0	1	-100.0	0	1	-100.0	0	0	--	4	4	0.0
Total Rural	**35**	**36**	**-2.8**	**4**	**6**	**-33.3**	**194**	**305**	**-36.4**	**11**	**5**	**120.0**	**244**	**352**	**-30.7**
Grand Total	**43**	**50**	**-14.0**	**8**	**8**	**0.0**	**560**	**816**	**-31.4**	**13**	**7**	**85.7**	**624**	**881**	**-29.2**

Table 22: Edmonton Metropolitan Area

Complete and Unabsorbed Single-Detached Units by Month and House Type: Year-to-Date 2017

Month	Bungalow			Split Level			Two Storey			Other			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
January	40	45	-11.1	8	6	33.3	550	768	-28.4	9	3	200.0	607	822	-26.2
February	35	46	-23.9	7	6	16.7	549	770	-28.7	8	6	33.3	599	828	-27.7
March	39	41	-4.9	8	7	14.3	548	787	-30.4	7	6	16.7	602	841	-28.4
April	36	42	-14.3	7	7	0.0	542	792	-31.6	11	5	120.0	596	846	-29.6
May	43	50	-14.0	8	8	0.0	560	816	-31.4	13	7	85.7	624	881	-29.2

Table 23: Edmonton Metropolitan Area
Complete and Unabsorbed Multiple Units by Zone, Type, and Tenure: May 2017

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	14	0	215	215	8	8	16	6	251
Northeast	26	0	12	12	3	61	64	7	109
Northwest	13	0	0	0	22	180	202	0	215
South Central	8	0	46	46	0	37	37	0	91
Southeast	84	0	0	0	41	167	208	14	306
Southwest	57	26	360	386	11	219	230	19	692
West	30	0	0	0	7	45	52	8	90
Total Edmonton City	**232**	**26**	**633**	**659**	**92**	**717**	**809**	**54**	**1,754**
Beaumont Town	7	0	0	0	0	3	3	0	10
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	21	0	0	0	1	0	1	5	27
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	17	0	0	0	1	0	1	7	25
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	4	0	9	9	0	0	0	0	13
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	36	13	0	13	3	31	34	2	85
St. Albert City	31	0	34	34	5	164	169	0	234
Stony Plain Town	14	0	57	57	2	0	2	2	75
Strathcona County	27	0	70	70	3	23	26	2	125
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	2	0	0	0	0	0	0	0	2
Total Rural	**161**	**13**	**170**	**183**	**15**	**221**	**236**	**18**	**598**
Grand Total	**393**	**39**	**803**	**842**	**107**	**938**	**1,045**	**72**	**2,352**

Table 24: Edmonton Metropolitan Area
Complete and Unabsorbed Multiple Units by Month, Type, and Tenure: Year-to-Date 2017

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	386	82	1,041	1,123	144	744	888	86	2,483
February	400	59	1,012	1,071	137	908	1,045	87	2,603
March	390	41	930	971	112	918	1,030	90	2,481
April	390	23	905	928	120	929	1,049	84	2,451
May	393	39	803	842	107	938	1,045	72	2,352

Table 25: Edmonton Metropolitan Area
Unabsorbed Single-Detached Units by Zone and Months Since Completion: May 2017

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Central	2	7	1	0	0	0	1	0	0	0	0	0	1	12
Northeast	3	8	1	2	5	1	5	4	2	0	2	2	26	61
Northwest	6	4	2	0	1	2	5	2	3	2	2	0	22	51
South Central	5	4	0	2	0	0	0	0	0	0	0	0	0	11
Southeast	42	7	1	6	7	2	3	6	4	6	4	3	25	116
Southwest	21	4	4	1	0	0	0	1	1	4	3	1	40	80
West	13	4	4	0	0	0	1	0	1	0	3	1	22	49
Total Edmonton City	**92**	**38**	**13**	**11**	**13**	**5**	**15**	**13**	**11**	**12**	**14**	**7**	**136**	**380**
Beaumont Town	7	3	3	2	0	1	1	1	0	0	1	1	9	29
Calmar Town	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Devon Town	1	0	0	0	0	1	0	0	0	0	0	0	1	3
Fort Saskatchewan City	2	1	0	2	0	1	1	0	1	0	0	0	8	16
Gibbons Town	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Leduc City	6	5	1	3	2	1	1	0	3	2	0	0	10	34
Leduc County	2	0	1	0	0	0	2	0	0	2	0	0	4	11
Morinville Town	1	3	0	0	0	0	0	0	0	1	0	0	2	7
Parkland County	1	0	0	0	1	2	0	0	0	0	0	0	2	6
Spruce Grove City	8	1	0	1	5	2	4	1	0	4	1	0	18	45
St. Albert City	4	2	1	1	3	1	0	5	8	1	1	1	8	36
Stony Plain Town	2	2	1	1	0	2	2	0	0	0	0	2	12	24
Strathcona County	3	1	2	1	6	0	1	0	0	0	1	0	9	24
Sturgeon County	0	0	0	0	1	1	0	0	1	0	0	0	0	3
First Nations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centres	1	0	0	0	1	0	0	0	0	0	0	0	2	4
Total Rural	**38**	**18**	**9**	**11**	**19**	**13**	**12**	**7**	**14**	**10**	**4**	**4**	**85**	**244**
Grand Total	**130**	**56**	**22**	**22**	**32**	**18**	**27**	**20**	**25**	**22**	**18**	**11**	**221**	**624**

Table 26: Edmonton Metropolitan Area
Unabsorbed Multiple Units by Zone and Months Since Completion: May 2017

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Central	35	2	7	4	127	0	0	1	12	0	0	0	63	251
Northeast	2	6	4	2	0	59	0	0	13	2	4	4	13	109
Northwest	2	4	1	34	4	62	4	22	0	0	24	0	58	215
South Central	2	48	19	4	0	13	0	0	0	0	0	5	0	91
Southeast	23	11	8	11	0	5	97	9	4	2	71	13	52	306
Southwest	90	130	3	88	14	39	22	2	125	62	19	18	80	692
West	7	4	2	4	7	28	1	8	2	0	3	7	17	90
Total Edmonton City	**161**	**205**	**44**	**147**	**152**	**206**	**124**	**42**	**156**	**66**	**121**	**47**	**283**	**1,754**
Beaumont Town	0	0	4	0	0	0	0	0	0	0	3	1	2	10
Calmar Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Devon Town	0	2	0	0	0	0	0	0	0	0	0	0	0	2
Fort Saskatchewan City	2	0	10	0	0	0	0	0	2	0	0	3	10	27
Gibbons Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leduc City	8	0	3	2	2	0	4	4	0	0	0	0	2	25
Leduc County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Morinville Town	0	3	0	0	0	0	0	0	0	0	9	0	1	13
Parkland County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Spruce Grove City	5	5	0	0	4	0	3	14	6	3	21	1	23	85
St. Albert City	3	6	1	199	0	1	11	0	7	1	0	1	4	234
Stony Plain Town	0	8	0	0	42	0	0	1	0	15	2	0	7	75
Strathcona County	62	2	0	0	4	0	0	1	7	2	2	0	45	125
Sturgeon County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centres	0	0	2	0	0	0	0	0	0	0	0	0	0	2
Total Rural	**80**	**26**	**20**	**201**	**52**	**1**	**18**	**20**	**22**	**21**	**37**	**6**	**94**	**598**
Grand Total	**241**	**231**	**64**	**348**	**204**	**207**	**142**	**62**	**178**	**87**	**158**	**53**	**377**	**2,352**

Table 27: Edmonton Metropolitan Area
Unabsorbed Single-Detached Dwellings by Zone and Price Range: May 2017

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	0	4	5	0	1	2	12
Northeast	0	8	26	17	9	1	61
Northwest	0	4	13	20	11	3	51
South Central	0	0	1	0	2	8	11
Southeast	0	12	43	33	18	10	116
Southwest	0	11	10	21	12	26	80
West	0	3	16	19	5	8	49
Total Edmonton City	**0**	**42**	**114**	**110**	**58**	**56**	**380**
Beaumont Town	0	2	5	21	1	0	29
Calmar Town	0	1	0	0	0	0	1
Devon Town	0	0	2	1	0	0	3
Fort Saskatchewan City	0	4	5	4	2	1	16
Gibbons Town	0	1	0	0	0	0	1
Leduc City	0	6	18	4	1	5	34
Leduc County	0	0	0	0	2	9	11
Morinville Town	3	1	1	2	0	0	7
Parkland County	4	0	0	0	0	2	6
Spruce Grove City	0	17	14	9	2	3	45
St. Albert City	0	0	6	4	10	16	36
Stony Plain Town	0	8	7	3	0	6	24
Strathcona County	0	0	5	6	8	5	24
Sturgeon County	0	0	0	0	0	3	3
First Nations	0	0	0	0	0	0	0
Other Centres	0	2	1	0	1	0	4
Total Rural	**7**	**42**	**64**	**54**	**27**	**50**	**244**
Grand Total	**7**	**84**	**178**	**164**	**85**	**106**	**624**

Table 28: Edmonton Metropolitan Area
Unabsorbed Single-Detached Dwellings by Month and Price Range: Year-to-Date: 2017

Month	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
January	6	74	165	176	85	101	607
February	7	76	169	167	85	95	599
March	4	65	181	175	83	94	602
April	7	70	174	165	82	98	596
May	7	84	178	164	85	106	624

Table 29a: Edmonton Metropolitan Area
Absorbed Single-Detached Dwellings by Zone and Price Range: May 2017

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	0	1	3	4	5	6	19
Northeast	0	2	13	11	1	1	28
Northwest	0	1	10	12	4	0	27
South Central	0	0	2	1	4	10	17
Southeast	0	33	34	22	9	4	102
Southwest	0	14	25	23	12	13	87
West	0	4	20	17	4	6	51
Total Edmonton City	**0**	**55**	**107**	**90**	**39**	**40**	**331**
Beaumont Town	0	1	9	6	1	0	17
Calmar Town	0	0	0	0	0	0	0
Devon Town	0	1	0	0	0	0	1
Fort Saskatchewan City	0	0	3	4	0	1	8
Gibbons Town	0	0	0	0	0	0	0
Leduc City	0	3	5	2	0	1	11
Leduc County	0	1	0	1	2	2	6
Morinville Town	0	0	1	0	0	0	1
Parkland County	0	0	0	0	0	0	0
Spruce Grove City	0	9	17	5	1	0	32
St. Albert City	0	1	2	2	3	1	9
Stony Plain Town	0	0	6	0	0	0	6
Strathcona County	0	0	1	5	0	3	9
Sturgeon County	0	0	1	2	3	1	7
First Nations	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0
Total Rural	**0**	**16**	**45**	**27**	**10**	**9**	**107**
Grand Total	**0**	**71**	**152**	**117**	**49**	**49**	**438**

Table 29b: Edmonton Metropolitan Area
Absorbed Single-Detached Dwellings by Zone and Price Range: Year-to-Date 2017

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	0	10	17	14	10	20	71
Northeast	0	22	45	32	11	3	113
Northwest	0	12	38	43	20	6	119
South Central	0	0	5	6	9	23	43
Southeast	1	67	100	57	30	18	273
Southwest	0	75	97	79	38	65	354
West	0	34	95	75	19	18	241
Total Edmonton City	**1**	**220**	**397**	**306**	**137**	**153**	**1,214**
Beaumont Town	1	7	35	18	3	0	64
Calmar Town	0	3	2	0	0	0	5
Devon Town	0	2	0	2	0	1	5
Fort Saskatchewan City	0	3	12	8	2	4	29
Gibbons Town	0	0	0	0	0	0	0
Leduc City	0	24	19	8	2	2	55
Leduc County	1	3	3	6	6	11	30
Morinville Town	0	7	6	1	0	0	14
Parkland County	1	0	0	1	0	4	6
Spruce Grove City	0	14	33	12	3	0	62
St. Albert City	0	4	11	10	7	6	38
Stony Plain Town	0	5	13	2	1	1	22
Strathcona County	0	1	10	22	6	9	48
Sturgeon County	3	2	5	7	8	15	40
First Nations	0	0	0	0	0	0	0
Other Centres	1	0	0	0	1	0	2
Total Rural	**7**	**75**	**149**	**97**	**39**	**53**	**420**
Grand Total	**8**	**295**	**546**	**403**	**176**	**206**	**1,634**

Table 30a: Edmonton Metropolitan Area
Absorbed Units by Zone and Type: May 2017

Area	Singles			Multiples			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	19	14	35.7	64	154	-58.4	83	168	-50.6
Northeast	28	37	-24.3	21	45	-53.3	49	82	-40.2
Northwest	27	33	-18.2	34	54	-37.0	61	87	-29.9
South Central	18	9	100.0	8	13	-38.5	26	22	18.2
Southeast	104	68	52.9	81	89	-9.0	185	157	17.8
Southwest	89	75	18.7	160	213	-24.9	249	288	-13.5
West	51	62	-17.7	25	51	-51.0	76	113	-32.7
Total Edmonton City	**336**	**298**	**12.8**	**393**	**619**	**-36.5**	**729**	**917**	**-20.5**
Beaumont Town	17	26	-34.6	1	4	-75.0	18	30	-40.0
Calmar Town	0	2	-100.0	0	0	--	0	2	-100.0
Devon Town	1	0	--	1	2	-50.0	2	2	0.0
Fort Saskatchewan City	8	14	-42.9	8	28	-71.4	16	42	-61.9
Gibbons Town	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	11	20	-45.0	12	60	-80.0	23	80	-71.3
Leduc County	6	8	-25.0	0	0	--	6	8	-25.0
Morinville Town	1	4	-75.0	1	0	--	2	4	-50.0
Parkland County	9	12	-25.0	0	0	--	9	12	-25.0
Spruce Grove City	34	12	183.3	28	17	64.7	62	29	113.8
St. Albert City	9	15	-40.0	105	10	950.0	114	25	356.0
Stony Plain Town	6	5	20.0	7	15	-53.3	13	20	-35.0
Strathcona County	10	24	-58.3	27	40	-32.5	37	64	-42.2
Sturgeon County	7	6	16.7	0	0	--	7	6	16.7
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	2	2	0.0	2	3	-33.3	4	5	-20.0
Total Rural	**121**	**151**	**-19.9**	**192**	**179**	**7.3**	**313**	**330**	**-5.2**
Grand Total	**457**	**449**	**1.8**	**585**	**798**	**-26.7**	**1,042**	**1,247**	**-16.4**

Table 30b: Edmonton Metropolitan Area
Absorbed Units by Zone and Type: Year-to-Date 2017

Area	Singles			Multiples			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	73	52	40.4	474	784	-39.5	547	836	-34.6
Northeast	115	151	-23.8	83	136	-39.0	198	287	-31.0
Northwest	121	205	-41.0	159	151	5.3	280	356	-21.3
South Central	46	52	-11.5	55	94	-41.5	101	146	-30.8
Southeast	276	338	-18.3	257	418	-38.5	533	756	-29.5
Southwest	356	431	-17.4	716	889	-19.5	1,072	1,320	-18.8
West	241	305	-21.0	175	317	-44.8	416	622	-33.1
Total Edmonton City	**1,228**	**1,534**	**-19.9**	**1,919**	**2,789**	**-31.2**	**3,147**	**4,323**	**-27.2**
Beaumont Town	64	64	0.0	21	21	0.0	85	85	0.0
Calmar Town	5	9	-44.4	0	0	--	5	9	-44.4
Devon Town	5	2	150.0	8	2	300.0	13	4	225.0
Fort Saskatchewan City	29	54	-46.3	52	128	-59.4	81	182	-55.5
Gibbons Town	0	1	--	0	0	--	0	1	--
Leduc City	55	88	-37.5	114	98	16.3	169	186	-9.1
Leduc County	30	43	-30.2	2	0	--	32	43	-25.6
Morinville Town	14	16	-12.5	16	6	166.7	30	22	36.4
Parkland County	47	50	-6.0	0	0	--	47	50	-6.0
Spruce Grove City	69	85	-18.8	121	91	33.0	190	176	8.0
St. Albert City	41	59	-30.5	249	41	507.3	290	100	190.0
Stony Plain Town	22	23	-4.3	72	28	157.1	94	51	84.3
Strathcona County	56	117	-52.1	81	86	-5.8	137	203	-32.5
Sturgeon County	40	51	-21.6	0	0	--	40	51	-21.6
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	9	12	-25.0	8	3	166.7	17	15	13.3
Total Rural	**486**	**674**	**-27.9**	**744**	**504**	**47.6**	**1,230**	**1,178**	**4.4**
Grand Total	**1,714**	**2,208**	**-22.4**	**2,663**	**3,293**	**-19.1**	**4,377**	**5,501**	**-20.4**

Table 31a: Edmonton Metropolitan Area
Absorbed Single-Detached Units by Zone and House Type: May 2017

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	1	2	-50.0	0	1	-100.0	17	11	54.5	1	0	--	19	14	35.7
Northeast	0	3	-100.0	0	0	--	28	34	-17.6	0	0	--	28	37	-24.3
Northwest	0	0	--	0	0	--	27	33	-18.2	0	0	--	27	33	-18.2
South Central	0	0	--	0	0	--	18	9	100.0	0	0	--	18	9	100.0
Southeast	0	2	-100.0	1	0	--	103	66	56.1	0	0	--	104	68	52.9
Southwest	1	0	--	0	1	-100.0	86	73	17.8	2	1	100.0	89	75	18.7
West	1	4	-75.0	0	0	--	50	58	-13.8	0	0	--	51	62	-17.7
Total Edmonton City	**3**	**11**	**-72.7**	**1**	**2**	**-50.0**	**329**	**284**	**15.8**	**3**	**1**	**200.0**	**336**	**298**	**12.8**
Beaumont Town	0	0	--	0	0	--	17	26	-34.6	0	0	--	17	26	-34.6
Calmar Town	0	0	--	0	0	--	0	2	-100.0	0	0	--	0	2	-100.0
Devon Town	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
Fort Saskatchewan City	0	3	-100.0	0	0	--	8	11	-27.3	0	0	--	8	14	-42.9
Gibbons Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	1	1	0.0	0	0	--	10	19	-47.4	0	0	--	11	20	-45.0
Leduc County	3	5	-40.0	0	0	--	3	3	0.0	0	0	--	6	8	-25.0
Morinville Town	0	1	-100.0	0	0	--	1	3	-66.7	0	0	--	1	4	-75.0
Parkland County	3	3	0.0	0	0	--	3	9	-66.7	3	0	--	9	12	-25.0
Spruce Grove City	0	1	-100.0	0	0	--	34	11	209.1	0	0	--	34	12	183.3
St. Albert City	0	0	--	0	0	--	8	15	-46.7	1	0	--	9	15	-40.0
Stony Plain Town	1	0	--	0	0	--	5	5	0.0	0	0	--	6	5	20.0
Strathcona County	5	10	-50.0	0	0	--	5	14	-64.3	0	0	--	10	24	-58.3
Sturgeon County	2	3	-33.3	0	0	--	4	2	100.0	1	1	0.0	7	6	16.7
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	1	2	-50.0	0	0	--	0	0	--	1	0	--	2	2	0.0
Total Rural	**16**	**29**	**-44.8**	**0**	**0**	**--**	**99**	**121**	**-18.2**	**6**	**1**	**500.0**	**121**	**151**	**-19.9**
Grand Total	**19**	**40**	**-52.5**	**1**	**2**	**-50.0**	**428**	**405**	**5.7**	**9**	**2**	**350.0**	**457**	**449**	**1.8**

Table 31b: Edmonton Metropolitan Area
Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2017

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	2	8	-75.0	2	2	0.0	68	41	65.9	1	1	0.0	73	52	40.4
Northeast	2	5	-60.0	0	0	--	113	146	-22.6	0	0	--	115	151	-23.8
Northwest	1	3	-66.7	0	4	-100.0	120	197	-39.1	0	1	-100.0	121	205	-41.0
South Central	2	2	0.0	0	0	--	42	42	0.0	2	8	-75.0	46	52	-11.5
Southeast	0	5	-100.0	2	4	-50.0	274	329	-16.7	0	0	--	276	338	-18.3
Southwest	10	10	0.0	2	3	-33.3	340	416	-18.3	4	2	100.0	356	431	-17.4
West	10	7	42.9	1	1	0.0	230	292	-21.2	0	5	-100.0	241	305	-21.0
Total Edmonton City	**27**	**40**	**-32.5**	**7**	**14**	**-50.0**	**1,187**	**1,463**	**-18.9**	**7**	**17**	**-58.8**	**1,228**	**1,534**	**-19.9**
Beaumont Town	1	3	-66.7	0	0	--	63	61	3.3	0	0	--	64	64	0.0
Calmar Town	0	0	--	0	0	--	5	9	-44.4	0	0	--	5	9	-44.4
Devon Town	1	1	0.0	0	0	--	4	1	300.0	0	0	--	5	2	150.0
Fort Saskatchewan City	5	4	25.0	0	0	--	24	49	-51.0	0	1	-100.0	29	54	-46.3
Gibbons Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	4	6	-33.3	0	0	--	51	82	-37.8	0	0	--	55	88	-37.5
Leduc County	11	14	-21.4	0	1	-100.0	13	23	-43.5	6	5	20.0	30	43	-30.2
Morinville Town	5	2	150.0	0	0	--	9	14	-35.7	0	0	--	14	16	-12.5
Parkland County	21	20	5.0	1	0	--	13	24	-45.8	12	6	100.0	47	50	-6.0
Spruce Grove City	2	4	-50.0	3	0	--	63	81	-22.2	1	0	--	69	85	-18.8
St. Albert City	3	7	-57.1	0	0	--	37	52	-28.8	1	0	--	41	59	-30.5
Stony Plain Town	2	1	100.0	0	0	--	18	22	-18.2	2	0	--	22	23	-4.3
Strathcona County	12	25	-52.0	1	0	--	39	91	-57.1	4	1	300.0	56	117	-52.1
Sturgeon County	16	20	-20.0	1	0	--	20	22	-9.1	3	9	-66.7	40	51	-21.6
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	5	6	-16.7	0	1	-100.0	2	4	-50.0	2	1	100.0	9	12	-25.0
Total Rural	**88**	**113**	**-22.1**	**6**	**2**	**200.0**	**361**	**536**	**-32.6**	**31**	**23**	**34.8**	**486**	**674**	**-27.9**
Grand Total	**115**	**153**	**-24.8**	**13**	**16**	**-18.8**	**1,548**	**1,999**	**-22.6**	**38**	**40**	**-5.0**	**1,714**	**2,208**	**-22.4**

Table 32a: Edmonton Metropolitan Area
Absorbed Multiple Units by Zone, Type and Tenure: May 2017

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	8	2	51	53	3	0	3	0	64
Northeast	12	0	1	1	8	0	8	0	21
Northwest	2	0	0	0	11	21	32	0	34
South Central	8	0	0	0	0	0	0	0	8
Southeast	60	0	0	0	6	4	10	11	81
Southwest	32	28	36	64	14	32	46	18	160
West	16	0	0	0	0	3	3	6	25
Total Edmonton City	**138**	**30**	**88**	**118**	**42**	**60**	**102**	**35**	**393**
Beaumont Town	1	0	0	0	0	0	0	0	1
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City	8	0	0	0	0	0	0	0	8
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	6	0	0	0	0	0	0	6	12
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	1	0	0	0	0	0	0	0	1
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	17	0	1	1	4	6	10	0	28
St. Albert City	11	0	93	93	1	0	1	0	105
Stony Plain Town	2	0	5	5	0	0	0	0	7
Strathcona County	0	0	27	27	0	0	0	0	27
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	2	2	0	0	0	0	2
Total Rural	**47**	**0**	**128**	**128**	**5**	**6**	**11**	**6**	**192**
Grand Total	**185**	**30**	**216**	**246**	**47**	**66**	**113**	**41**	**585**

Table 32b: Edmonton Metropolitan Area
Absorbed Multiple Units by Zone, Type and Tenure: Year-to-Date 2017

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	58	2	181	183	3	223	226	7	474
Northeast	65	0	4	4	10	0	10	4	83
Northwest	42	0	0	0	61	56	117	0	159
South Central	22	0	5	5	0	27	27	1	55
Southeast	148	0	0	0	45	22	67	42	257
Southwest	160	64	315	379	30	62	92	85	716
West	79	0	0	0	32	50	82	14	175
Total Edmonton City	**574**	**66**	**505**	**571**	**181**	**440**	**621**	**153**	**1,919**
Beaumont Town	18	0	0	0	0	0	0	3	21
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	8	0	0	0	0	0	0	0	8
Fort Saskatchewan City	32	6	8	14	3	0	3	3	52
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	19	2	76	78	4	0	4	13	114
Leduc County	2	0	0	0	0	0	0	0	2
Morinville Town	6	0	10	10	0	0	0	0	16
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	61	17	9	26	6	14	20	14	121
St. Albert City	41	0	163	163	11	34	45	0	249
Stony Plain Town	13	0	55	55	3	0	3	1	72
Strathcona County	18	0	53	53	5	4	9	1	81
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	2	0	4	4	2	0	2	0	8
Total Rural	**220**	**25**	**378**	**403**	**34**	**52**	**86**	**35**	**744**
Grand Total	**794**	**91**	**883**	**974**	**215**	**492**	**707**	**188**	**2,663**

Table 33a: Edmonton Metropolitan Area
Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: May 2017

Area	Bungalow		Split Level		Two Storey		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
North Central	624,820	624,820	.	.	621,441	639,000	799,888	799,888	631,011	639,000
Northeast	.	.	.	.	503,602	494,900	.	.	503,602	494,900
Northwest	.	.	.	.	516,212	523,000	.	.	516,212	523,000
South Central	.	.	.	.	760,556	706,000	.	.	760,556	706,000
Southeast	.	.	484,390	484,390	478,540	464,001	.	.	478,597	464,721
Southwest	570,300	570,300	.	.	594,675	520,000	1,694,200	1,694,200	619,671	521,000
West	447,900	447,900	.	.	595,130	524,800	.	.	592,243	524,700
Total Edmonton City	**547,673**	**570,300**	**484,390**	**484,390**	**554,241**	**504,500**	**1,396,096**	**799,888**	**561,601**	**505,000**
Beaumont Town	.	.	.	.	506,942	489,900	.	.	506,942	489,900
Calmar Town	.	.	.	.	.	.	.	.	.	.
Devon Town	.	.	.	.	381,500	381,500	.	.	381,500	381,500
Fort Saskatchewan City	.	.	.	.	538,625	537,500	.	.	538,625	537,500
Gibbons Town	.	.	.	.	.	.	.	.	.	.
Leduc City	465,000	465,000	.	.	483,971	428,850	.	.	482,246	428,900
Leduc County	624,715	632,135	.	.	601,074	667,700	.	.	612,895	649,918
Morinville Town	.	.	.	.	446,935	446,935	.	.	446,935	446,935
Parkland County	.	.	.	.	.	.	.	.	.	.
Spruce Grove City	.	.	.	.	450,525	457,000	.	.	450,525	457,000
St. Albert City	.	.	.	.	579,460	578,750	348,585	348,585	553,807	527,500
Stony Plain Town	425,000	425,000	.	.	483,560	489,000	.	.	473,800	484,500
Strathcona County	760,500	750,000	.	.	598,500	527,000	.	.	670,500	565,000
Sturgeon County	480,000	480,000	.	.	662,500	665,000	610,000	610,000	602,857	610,000
First Nations	.	.	.	.	.	.	.	.	.	.
Other Centres	.	.	.	.	.	.	.	.	.	.
Total Rural	**615,104**	**540,000**	.	.	**505,438**	**487,522**	**479,293**	**479,293**	**516,223**	**489,000**
Grand Total	**600,655**	**555,150**	**484,390**	**484,390**	**543,266**	**495,837**	**1,029,375**	**610,000**	**550,516**	**497,850**

Table 33b: Edmonton Metropolitan Area

Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2017

Area	Bungalow		Split Level		Two Storey		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
North Central	555,510	555,510	389,000	389,000	634,329	523,500	799,888	799,888	630,985	523,500
Northeast	326,145	326,145	.	.	489,092	487,380	.	.	487,650	485,760
Northwest	523,847	523,847	.	.	525,806	528,600	.	.	525,789	524,860
South Central	780,000	780,000	.	.	788,259	700,750	1,833,430	1,833,430	836,680	705,000
Southeast	.	.	479,695	479,695	501,290	472,280	.	.	501,132	472,690
Southwest	781,410	589,400	429,500	429,500	597,738	508,850	1,081,304	483,659	607,440	510,350
West	546,899	528,550	410,000	410,000	528,183	494,600	.	.	528,470	494,700
Total Edmonton City	**640,964**	**550,000**	**436,232**	**442,500**	**552,909**	**498,050**	**1,255,995**	**799,888**	**558,200**	**498,350**
Beaumont Town	575,000	575,000	.	.	484,689	486,831	.	.	486,100	487,438
Calmar Town	.	.	.	.	391,619	369,900	.	.	391,619	369,900
Devon Town	800,000	800,000	.	.	468,250	478,250	.	.	534,600	575,000
Fort Saskatchewan City	506,940	440,000	.	.	533,014	498,250	.	.	528,518	489,000
Gibbons Town	.	.	.	.	.	.	.	.	.	.
Leduc City	582,003	521,507	.	.	425,779	411,814	.	.	437,141	416,888
Leduc County	630,453	613,813	.	.	713,434	801,991	472,361	498,133	634,793	649,918
Morinville Town	362,760	364,900	.	.	436,648	446,935	.	.	410,260	409,450
Parkland County	799,000	799,000	.	.	833,725	918,700	299,000	299,000	738,817	819,450
Spruce Grove City	360,000	360,000	443,333	435,000	462,396	463,950	.	.	459,822	460,000
St. Albert City	440,435	440,435	.	.	590,684	585,000	348,585	348,585	576,405	567,575
Stony Plain Town	701,700	701,700	.	.	457,398	448,476	375,000	375,000	472,117	445,500
Strathcona County	696,222	580,000	640,000	640,000	661,143	560,300	503,425	503,425	660,708	560,300
Sturgeon County	490,313	502,500	699,500	699,500	778,495	745,000	305,000	165,000	625,735	630,000
First Nations		.	.	.	.	.	.	.	.	.
Other Centres	435,000	435,000	.	.	.	.	.	.	435,000	435,000
Total Rural	**556,846**	**529,014**	**533,900**	**475,000**	**530,912**	**489,000**	**410,240**	**385,000**	**530,343**	**489,900**
Grand Total	**581,587**	**536,000**	**480,626**	**475,000**	**547,976**	**495,150**	**679,344**	**484,823**	**551,039**	**495,513**

Table 34a: Edmonton Metropolitan Area
Absorbed Units from Inventory by Zone and Type: May 2017

Area	Singles			Multiples			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	3	4	-25.0	54	138	-60.9	57	142	-59.9
Northeast	15	13	15.4	6	38	-84.2	21	51	-58.8
Northwest	11	12	-8.3	29	4	625.0	40	16	150.0
South Central	4	1	300.0	4	9	-55.6	8	10	-20.0
Southeast	5	12	-58.3	29	19	52.6	34	31	9.7
Southwest	20	20	0.0	60	60	0.0	80	80	0.0
West	16	17	-5.9	8	31	-74.2	24	48	-50.0
Total Edmonton City	**74**	**79**	**-6.3**	**190**	**299**	**-36.5**	**264**	**378**	**-30.2**
Beaumont Town	5	2	150.0	1	3	-66.7	6	5	20.0
Calmar Town	0	1	-100.0	0	0	--	0	1	-100.0
Devon Town	0	0	--	1	2	-50.0	1	2	-50.0
Fort Saskatchewan City	6	9	-33.3	6	20	-70.0	12	29	-58.6
Gibbons Town	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	3	1	200.0	8	57	-86.0	11	58	-81.0
Leduc County	1	2	-50.0	0	0	--	1	2	-50.0
Morinville Town	1	2	-50.0	1	0	--	2	2	0.0
Parkland County	0	0	--	0	0	--	0	0	--
Spruce Grove City	1	5	-80.0	14	6	133.3	15	11	36.4
St. Albert City	2	5	-60.0	100	3	3,233.3	102	8	1,175.0
Stony Plain Town	4	2	100.0	5	11	-54.5	9	13	-30.8
Strathcona County	3	4	-25.0	9	20	-55.0	12	24	-50.0
Sturgeon County	0	0	--	0	0	--	0	0	--
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	0	1	-100.0	2	0	--	2	1	100.0
Total Rural	**26**	**35**	**-25.7**	**147**	**122**	**20.5**	**173**	**157**	**10.2**
Grand Total	**100**	**114**	**-12.3**	**337**	**421**	**-20.0**	**437**	**535**	**-18.3**

Table 34b: Edmonton Metropolitan Area
Absorbed Units from Inventory by Zone and Type: Year-to-Date 2017

Area	Singles			Multiples			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	20	12	66.7	182	283	-35.7	202	295	-31.5
Northeast	44	64	-31.3	32	76	-57.9	76	140	-45.7
Northwest	40	80	-50.0	83	44	88.6	123	124	-0.8
South Central	11	14	-21.4	23	36	-36.1	34	50	-32.0
Southeast	37	63	-41.3	88	89	-1.1	125	152	-17.8
Southwest	87	84	3.6	381	361	5.5	468	445	5.2
West	60	56	7.1	46	88	-47.7	106	144	-26.4
Total Edmonton City	**299**	**373**	**-19.8**	**835**	**977**	**-14.5**	**1,134**	**1,350**	**-16.0**
Beaumont Town	11	7	57.1	15	4	275.0	26	11	136.4
Calmar Town	1	6	-83.3	0	0	--	1	6	-83.3
Devon Town	1	1	0.0	1	2	-50.0	2	3	-33.3
Fort Saskatchewan City	19	35	-45.7	40	102	-60.8	59	137	-56.9
Gibbons Town	0	1	--	0	0	--	0	1	--
Leduc City	19	27	-29.6	102	67	52.2	121	94	28.7
Leduc County	5	4	25.0	0	0	--	5	4	25.0
Morinville Town	9	4	125.0	12	3	300.0	21	7	200.0
Parkland County	6	5	20.0	0	0	--	6	5	20.0
Spruce Grove City	15	35	-57.1	82	31	164.5	97	66	47.0
St. Albert City	12	25	-52.0	170	16	962.5	182	41	343.9
Stony Plain Town	11	14	-21.4	58	17	241.2	69	31	122.6
Strathcona County	13	29	-55.2	43	57	-24.6	56	86	-34.9
Sturgeon County	4	3	33.3	0	0	--	4	3	33.3
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	1	2	-50.0	6	0	--	7	2	250.0
Total Rural	**127**	**198**	**-35.9**	**529**	**299**	**76.9**	**656**	**497**	**32.0**
Grand Total	**426**	**571**	**-25.4**	**1,364**	**1,276**	**6.9**	**1,790**	**1,847**	**-3.1**

Table 35a: Edmonton Metropolitan Area
Single-Detached Units Absorbed from Inventory by Zone and House Type: May 2017

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	0	--	0	0	--	3	4	-25.0	0	0	--	3	4	-25.0
Northeast	0	0	--	0	0	--	15	13	15.4	0	0	--	15	13	15.4
Northwest	0	0	--	0	0	--	11	12	-8.3	0	0	--	11	12	-8.3
South Central	0	0	--	0	0	--	4	1	300.0	0	0	--	4	1	300.0
Southeast	0	0	--	0	0	--	5	12	-58.3	0	0	--	5	12	-58.3
Southwest	0	0	--	0	0	--	20	20	0.0	0	0	--	20	20	0.0
West	1	0	--	0	0	--	15	17	-11.8	0	0	--	16	17	-5.9
Total Edmonton City	**1**	**0**	**--**	**0**	**0**	**--**	**73**	**79**	**-7.6**	**0**	**0**	**--**	**74**	**79**	**-6.3**
Beaumont Town	0	0	--	0	0	--	5	2	150.0	0	0	--	5	2	150.0
Calmar Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Devon Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	0	1	-100.0	0	0	--	6	8	-25.0	0	0	--	6	9	-33.3
Gibbons Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	0	0	--	0	0	--	3	1	200.0	0	0	--	3	1	200.0
Leduc County	1	0	--	0	0	--	0	2	-100.0	0	0	--	1	2	-50.0
Morinville Town	0	0	--	0	0	--	1	2	-50.0	0	0	--	1	2	-50.0
Parkland County	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Spruce Grove City	0	0	--	0	0	--	1	5	-80.0	0	0	--	1	5	-80.0
St. Albert City	0	0	--	0	0	--	2	5	-60.0	0	0	--	2	5	-60.0
Stony Plain Town	0	0	--	0	0	--	4	2	100.0	0	0	--	4	2	100.0
Strathcona County	0	0	--	0	0	--	3	4	-25.0	0	0	--	3	4	-25.0
Sturgeon County	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	0	1	-100.0	0	0	--	0	0	--	0	0	--	0	1	-100.0
Total Rural	**1**	**2**	**-50.0**	**0**	**0**	**--**	**25**	**33**	**-24.2**	**0**	**0**	**--**	**26**	**35**	**-25.7**
Grand Total	**2**	**2**	**0.0**	**0**	**0**	**--**	**98**	**112**	**-12.5**	**0**	**0**	**--**	**100**	**114**	**-12.3**

Table 35b: Edmonton Metropolitan Area
Single-Detached Units Absorbed from Inventory by Zone and House Type: Year-to-Date 2017

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	3	-100.0	2	0	--	18	9	100.0	0	0	--	20	12	66.7
Northeast	0	0	--	0	0	--	44	64	-31.3	0	0	--	44	64	-31.3
Northwest	0	0	--	0	1	-100.0	40	79	-49.4	0	0	--	40	80	-50.0
South Central	0	1	-100.0	0	0	--	10	12	-16.7	1	1	0.0	11	14	-21.4
Southeast	0	0	--	0	0	--	37	63	-41.3	0	0	--	37	63	-41.3
Southwest	1	1	0.0	1	0	--	85	83	2.4	0	0	--	87	84	3.6
West	5	1	400.0	0	0	--	55	55	0.0	0	0	--	60	56	7.1
Total Edmonton City	**6**	**6**	**0.0**	**3**	**1**	**200.0**	**289**	**365**	**-20.8**	**1**	**1**	**0.0**	**299**	**373**	**-19.8**
Beaumont Town	0	1	-100.0	0	0	--	11	6	83.3	0	0	--	11	7	57.1
Calmar Town	0	0	--	0	0	--	1	6	-83.3	0	0	--	1	6	-83.3
Devon Town	1	0	--	0	0	--	0	1	-100.0	0	0	--	1	1	0.0
Fort Saskatchewan City	1	1	0.0	0	0	--	18	33	-45.5	0	1	-100.0	19	35	-45.7
Gibbons Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	1	3	-66.7	0	0	--	18	24	-25.0	0	0	--	19	27	-29.6
Leduc County	2	1	100.0	0	0	--	3	3	0.0	0	0	--	5	4	25.0
Morinville Town	3	0	--	0	0	--	6	4	50.0	0	0	--	9	4	125.0
Parkland County	1	3	-66.7	0	0	--	4	1	300.0	1	1	0.0	6	5	20.0
Spruce Grove City	0	0	--	0	0	--	15	35	-57.1	0	0	--	15	35	-57.1
St. Albert City	0	3	-100.0	0	0	--	12	22	-45.5	0	0	--	12	25	-52.0
Stony Plain Town	0	0	--	0	0	--	11	14	-21.4	0	0	--	11	14	-21.4
Strathcona County	1	4	-75.0	0	0	--	12	25	-52.0	0	0	--	13	29	-55.2
Sturgeon County	0	1	-100.0	1	0	--	2	1	100.0	1	1	0.0	4	3	33.3
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	1	1	0.0	0	0	--	0	1	-100.0	0	0	--	1	2	-50.0
Total Rural	**11**	**18**	**-38.9**	**1**	**0**	**--**	**113**	**177**	**-36.2**	**2**	**3**	**-33.3**	**127**	**198**	**-35.9**
Grand Total	**17**	**24**	**-29.2**	**4**	**1**	**300.0**	**402**	**542**	**-25.8**	**3**	**4**	**-25.0**	**426**	**571**	**-25.4**

Table 36a: Edmonton Metropolitan Area
Multiple Units Absorbed from Inventory by Zone, Type and Tenure: May 2017

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	6	2	46	48	0	0	0	0	54
Northeast	3	0	1	1	2	0	2	0	6
Northwest	1	0	0	0	7	21	28	0	29
South Central	4	0	0	0	0	0	0	0	4
Southeast	16	0	0	0	2	4	6	7	29
Southwest	13	6	36	42	2	1	3	2	60
West	2	0	0	0	0	3	3	3	8
Total Edmonton City	**45**	**8**	**83**	**91**	**13**	**29**	**42**	**12**	**190**
Beaumont Town	1	0	0	0	0	0	0	0	1
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City	6	0	0	0	0	0	0	0	6
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	2	0	0	0	0	0	0	6	8
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	1	0	0	0	0	0	0	0	1
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	0	4	6	10	0	14
St. Albert City	6	0	93	93	1	0	1	0	100
Stony Plain Town	0	0	5	5	0	0	0	0	5
Strathcona County	0	0	9	9	0	0	0	0	9
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	2	2	0	0	0	0	2
Total Rural	**21**	**0**	**109**	**109**	**5**	**6**	**11**	**6**	**147**
Grand Total	**66**	**8**	**192**	**200**	**18**	**35**	**53**	**18**	**337**

Table 36b: Edmonton Metropolitan Area
Multiple Units Absorbed from Inventory by Zone, Type and Tenure: Year-to-Date 2017

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	37	2	137	139	0	5	5	1	182
Northeast	24	0	4	4	4	0	4	0	32
Northwest	26	0	0	0	21	36	57	0	83
South Central	11	0	0	0	0	11	11	1	23
Southeast	43	0	0	0	20	13	33	12	88
Southwest	52	42	245	287	11	24	35	7	381
West	21	0	0	0	11	11	22	3	46
Total Edmonton City	**214**	**44**	**386**	**430**	**67**	**100**	**167**	**24**	**835**
Beaumont Town	12	0	0	0	0	0	0	3	15
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City	21	6	8	14	3	0	3	2	40
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	7	2	76	78	4	0	4	13	102
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	2	0	10	10	0	0	0	0	12
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	27	17	8	25	6	14	20	10	82
St. Albert City	19	0	146	146	5	0	5	0	170
Stony Plain Town	9	0	45	45	3	0	3	1	58
Strathcona County	4	0	32	32	2	4	6	1	43
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	4	4	2	0	2	0	6
Total Rural	**102**	**25**	**329**	**354**	**25**	**18**	**43**	**30**	**529**
Grand Total	**316**	**69**	**715**	**784**	**92**	**118**	**210**	**54**	**1,364**

Table 37a: Edmonton Metropolitan Area
Absorbed Units at Completion by Zone and Type: May 2017

Area	Singles			Multiples			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	16	10	60.0	10	16	-37.5	26	26	0.0
Northeast	13	24	-45.8	15	7	114.3	28	31	-9.7
Northwest	16	21	-23.8	4	50	-92.0	20	71	-71.8
South Central	14	8	75.0	4	4	0.0	18	12	50.0
Southeast	97	56	73.2	51	70	-27.1	148	126	17.5
Southwest	69	55	25.5	100	153	-34.6	169	208	-18.8
West	35	45	-22.2	17	20	-15.0	52	65	-20.0
Total Edmonton City	**260**	**219**	**18.7**	**201**	**320**	**-37.2**	**461**	**539**	**-14.5**
Beaumont Town	12	24	-50.0	0	1	-100.0	12	25	-52.0
Calmar Town	0	1	-100.0	0	0	--	0	1	-100.0
Devon Town	1	0	--	0	0	--	1	0	--
Fort Saskatchewan City	2	5	-60.0	2	8	-75.0	4	13	-69.2
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	8	19	-57.9	4	3	33.3	12	22	-45.5
Leduc County	5	6	-16.7	0	0	--	5	6	-16.7
Morinville Town	0	2	-100.0	0	0	--	0	2	-100.0
Parkland County	9	12	-25.0	0	0	--	9	12	-25.0
Spruce Grove City	33	7	371.4	13	11	18.2	46	18	155.6
St. Albert City	7	10	-30.0	5	7	-28.6	12	17	-29.4
Stony Plain Town	2	3	-33.3	2	4	-50.0	4	7	-42.9
Strathcona County	7	20	-65.0	18	20	-10.0	25	40	-37.5
Sturgeon County	7	6	16.7	0	0	--	7	6	16.7
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	2	1	100.0	0	3	-100.0	2	4	-50.0
Total Rural	**95**	**116**	**-18.1**	**44**	**57**	**-22.8**	**139**	**173**	**-19.7**
Grand Total	**355**	**335**	**6.0**	**245**	**377**	**-35.0**	**600**	**712**	**-15.7**

Table 37b: Edmonton Metropolitan Area
Absorbed Units at Completion by Zone and Type: Year-to-Date 2017

Area	Singles			Multiples			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	53	40	32.5	281	501	-43.9	334	541	-38.3
Northeast	70	87	-19.5	51	60	-15.0	121	147	-17.7
Northwest	80	125	-36.0	75	107	-29.9	155	232	-33.2
South Central	35	38	-7.9	32	58	-44.8	67	96	-30.2
Southeast	237	275	-13.8	168	329	-48.9	405	604	-32.9
Southwest	269	347	-22.5	335	528	-36.6	604	875	-31.0
West	181	249	-27.3	124	229	-45.9	305	478	-36.2
Total Edmonton City	**925**	**1,161**	**-20.3**	**1,066**	**1,812**	**-41.2**	**1,991**	**2,973**	**-33.0**
Beaumont Town	53	57	-7.0	6	17	-64.7	59	74	-20.3
Calmar Town	3	3	0.0	0	0	--	3	3	0.0
Devon Town	4	1	300.0	7	0	--	11	1	1,000.0
Fort Saskatchewan City	10	19	-47.4	10	26	-61.5	20	45	-55.6
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	35	61	-42.6	12	31	-61.3	47	92	-48.9
Leduc County	25	39	-35.9	2	0	--	27	39	-30.8
Morinville Town	5	12	-58.3	4	3	33.3	9	15	-40.0
Parkland County	41	45	-8.9	0	0	--	41	45	-8.9
Spruce Grove City	54	50	8.0	38	60	-36.7	92	110	-16.4
St. Albert City	29	34	-14.7	78	25	212.0	107	59	81.4
Stony Plain Town	10	9	11.1	14	11	27.3	24	20	20.0
Strathcona County	43	88	-51.1	35	29	20.7	78	117	-33.3
Sturgeon County	36	48	-25.0	0	0	--	36	48	-25.0
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	8	10	-20.0	2	3	-33.3	10	13	-23.1
Total Rural	**356**	**476**	**-25.2**	**208**	**205**	**1.5**	**564**	**681**	**-17.2**
Grand Total	**1,281**	**1,637**	**-21.7**	**1,274**	**2,017**	**-36.8**	**2,555**	**3,654**	**-30.1**

Table 38a: Edmonton Metropolitan Area
Single-Detached Units Absorbed at Completion by Zone and House Type: May 2017

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	1	2	-50.0	0	1	-100.0	14	7	100.0	1	0	--	16	10	60.0
Northeast	0	3	-100.0	0	0	--	13	21	-38.1	0	0	--	13	24	-45.8
Northwest	0	0	--	0	0	--	16	21	-23.8	0	0	--	16	21	-23.8
South Central	0	0	--	0	0	--	14	8	75.0	0	0	--	14	8	75.0
Southeast	0	2	-100.0	1	0	--	96	54	77.8	0	0	--	97	56	73.2
Southwest	1	0	--	0	1	-100.0	66	53	24.5	2	1	100.0	69	55	25.5
West	0	4	-100.0	0	0	--	35	41	-14.6	0	0	--	35	45	-22.2
Total Edmonton City	**2**	**11**	**-81.8**	**1**	**2**	**-50.0**	**254**	**205**	**23.9**	**3**	**1**	**200.0**	**260**	**219**	**18.7**
Beaumont Town	0	0	--	0	0	--	12	24	-50.0	0	0	--	12	24	-50.0
Calmar Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Devon Town	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
Fort Saskatchewan City	0	2	-100.0	0	0	--	2	3	-33.3	0	0	--	2	5	-60.0
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	1	1	0.0	0	0	--	7	18	-61.1	0	0	--	8	19	-57.9
Leduc County	2	5	-60.0	0	0	--	3	1	200.0	0	0	--	5	6	-16.7
Morinville Town	0	1	-100.0	0	0	--	0	1	-100.0	0	0	--	0	2	-100.0
Parkland County	3	3	0.0	0	0	--	3	9	-66.7	3	0	--	9	12	-25.0
Spruce Grove City	0	1	-100.0	0	0	--	33	6	450.0	0	0	--	33	7	371.4
St. Albert City	0	0	--	0	0	--	6	10	-40.0	1	0	--	7	10	-30.0
Stony Plain Town	1	0	--	0	0	--	1	3	-66.7	0	0	--	2	3	-33.3
Strathcona County	5	10	-50.0	0	0	--	2	10	-80.0	0	0	--	7	20	-65.0
Sturgeon County	2	3	-33.3	0	0	--	4	2	100.0	1	1	0.0	7	6	16.7
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	1	1	0.0	0	0	--	0	0	--	1	0	--	2	1	100.0
Total Rural	**15**	**27**	**-44.4**	**0**	**0**	**--**	**74**	**88**	**-15.9**	**6**	**1**	**500.0**	**95**	**116**	**-18.1**
Grand Total	**17**	**38**	**-55.3**	**1**	**2**	**-50.0**	**328**	**293**	**11.9**	**9**	**2**	**350.0**	**355**	**335**	**6.0**

Table 38b: Edmonton Metropolitan Area
Single-Detached Units Absorbed at Completion by Zone and House Type: Year-to-Date 2017

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	2	5	-60.0	0	2	-100.0	50	32	56.3	1	1	0.0	53	40	32.5
Northeast	2	5	-60.0	0	0	--	68	82	-17.1	0	0	--	70	87	-19.5
Northwest	1	3	-66.7	0	3	-100.0	79	118	-33.1	0	1	-100.0	80	125	-36.0
South Central	2	1	100.0	0	0	--	32	30	6.7	1	7	-85.7	35	38	-7.9
Southeast	0	5	-100.0	2	4	-50.0	235	266	-11.7	0	0	--	237	275	-13.8
Southwest	9	9	0.0	1	3	-66.7	255	333	-23.4	4	2	100.0	269	347	-22.5
West	5	6	-16.7	1	1	0.0	175	237	-26.2	0	5	-100.0	181	249	-27.3
Total Edmonton City	**21**	**34**	**-38.2**	**4**	**13**	**-69.2**	**894**	**1,098**	**-18.6**	**6**	**16**	**-62.5**	**925**	**1,161**	**-20.3**
Beaumont Town	1	2	-50.0	0	0	--	52	55	-5.5	0	0	--	53	57	-7.0
Calmar Town	0	0	--	0	0	--	3	3	0.0	0	0	--	3	3	0.0
Devon Town	0	1	-100.0	0	0	--	4	0	--	0	0	--	4	1	300.0
Fort Saskatchewan City	4	3	33.3	0	0	--	6	16	-62.5	0	0	--	10	19	-47.4
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	3	3	0.0	0	0	--	32	58	-44.8	0	0	--	35	61	-42.6
Leduc County	9	13	-30.8	0	1	-100.0	10	20	-50.0	6	5	20.0	25	39	-35.9
Morinville Town	2	2	0.0	0	0	--	3	10	-70.0	0	0	--	5	12	-58.3
Parkland County	20	17	17.6	1	0	--	9	23	-60.9	11	5	120.0	41	45	-8.9
Spruce Grove City	2	4	-50.0	3	0	--	48	46	4.3	1	0	--	54	50	8.0
St. Albert City	3	4	-25.0	0	0	--	25	30	-16.7	1	0	--	29	34	-14.7
Stony Plain Town	2	1	100.0	0	0	--	6	8	-25.0	2	0	--	10	9	11.1
Strathcona County	11	21	-47.6	1	0	--	27	66	-59.1	4	1	300.0	43	88	-51.1
Sturgeon County	16	19	-15.8	0	0	--	18	21	-14.3	2	8	-75.0	36	48	-25.0
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	4	5	-20.0	0	1	-100.0	2	3	-33.3	2	1	100.0	8	10	-20.0
Total Rural	**77**	**95**	**-18.9**	**5**	**2**	**150.0**	**245**	**359**	**-31.8**	**29**	**20**	**45.0**	**356**	**476**	**-25.2**
Grand Total	**98**	**129**	**-24.0**	**9**	**15**	**-40.0**	**1,139**	**1,457**	**-21.8**	**35**	**36**	**-2.8**	**1,281**	**1,637**	**-21.7**

Table 39a: Edmonton Metropolitan Area
Multiple Units Absorbed at Completion by Zone, Type and Tenure: May 2017

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	2	0	5	5	3	0	3	0	10
Northeast	9	0	0	0	6	0	6	0	15
Northwest	1	0	0	0	3	0	3	0	4
South Central	4	0	0	0	0	0	0	0	4
Southeast	43	0	0	0	4	0	4	4	51
Southwest	19	22	0	22	12	31	43	16	100
West	14	0	0	0	0	0	0	3	17
Total Edmonton City	**92**	**22**	**5**	**27**	**28**	**31**	**59**	**23**	**201**
Beaumont Town	0	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	2	0	0	0	0	0	0	0	2
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	4	0	0	0	0	0	0	0	4
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	13	0	0	0	0	0	0	0	13
St. Albert City	5	0	0	0	0	0	0	0	5
Stony Plain Town	2	0	0	0	0	0	0	0	2
Strathcona County	0	0	18	18	0	0	0	0	18
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**26**	**0**	**18**	**18**	**0**	**0**	**0**	**0**	**44**
Grand Total	**118**	**22**	**23**	**45**	**28**	**31**	**59**	**23**	**245**

Table 39b: Edmonton Metropolitan Area
Multiple Units Absorbed at Completion by Zone, Type and Tenure: Year-to-Date 2017

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	21	0	33	33	3	218	221	6	281
Northeast	41	0	0	0	6	0	6	4	51
Northwest	16	0	0	0	39	20	59	0	75
South Central	11	0	5	5	0	16	16	0	32
Southeast	104	0	0	0	25	9	34	30	168
Southwest	108	22	70	92	19	38	57	78	335
West	57	0	0	0	21	35	56	11	124
Total Edmonton City	**358**	**22**	**108**	**130**	**113**	**336**	**449**	**129**	**1,066**
Beaumont Town	6	0	0	0	0	0	0	0	6
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	7	0	0	0	0	0	0	0	7
Fort Saskatchewan City	9	0	0	0	0	0	0	1	10
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	12	0	0	0	0	0	0	0	12
Leduc County	2	0	0	0	0	0	0	0	2
Morinville Town	4	0	0	0	0	0	0	0	4
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	34	0	0	0	0	0	0	4	38
St. Albert City	21	0	17	17	6	34	40	0	78
Stony Plain Town	4	0	10	10	0	0	0	0	14
Strathcona County	14	0	18	18	3	0	3	0	35
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	2	0	0	0	0	0	0	0	2
Total Rural	**115**	**0**	**45**	**45**	**9**	**34**	**43**	**5**	**208**
Grand Total	**473**	**22**	**153**	**175**	**122**	**370**	**492**	**134**	**1,274**

Table 40: Edmonton Metropolitan Area
Percent Absorbed at Completion by Zone: May 2017

Area	% Absorbed at Completion		
	Singles	Multiples	Total
Zone Not Coded	0	0	0
North Central	88.9	22.2	41.3
Northeast	81.3	88.2	84.8
Northwest	72.7	66.7	71.4
South Central	73.7	66.7	72.0
Southeast	69.8	68.9	69.5
Southwest	76.7	52.6	60.4
West	72.9	70.8	72.2
Total Edmonton City	**73.9**	**55.5**	**64.6**
Beaumont Town	63.2	0	63.2
Calmar Town	0	0	0
Devon Town	50.0	0	50.0
Fort Saskatchewan City	50.0	50.0	50.0
Gibbons Town	0	0	0
Leduc City	57.1	33.3	46.2
Leduc County	71.4	0	71.4
Morinville Town	0.0	0	0.0
Parkland County	90.0	0	90.0
Spruce Grove City	80.5	72.2	78.0
St. Albert City	63.6	62.5	63.2
Stony Plain Town	50.0	100.0	66.7
Strathcona County	70.0	22.5	27.8
Sturgeon County	100.0	0	100.0
First Nations	0	0	0
Other Centres	66.7	0	66.7
Total Rural	**71.4**	**35.5**	**54.1**
Grand Total	**73.2**	**50.4**	**61.8**

Table 41: Alberta Centres with Population of 50,000+
Housing Starts

May 2017									
	Singles			Multiples			Total		
City	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Calgary	369	243	51.9	588	405	45.2	957	648	47.7
Edmonton	487	328	48.5	803	487	64.9	1,290	815	58.3
Grande Prairie	15	10	50.0	8	0	--	23	10	130.0
Lethbridge	0	39	-100.0	0	15	-100.0	0	54	-100.0
Medicine Hat	5	8	-37.5	4	2	100.0	9	10	-10.0
Red Deer	24	9	166.7	0	0	--	24	9	166.7
Wood Buffalo	55	0	--	32	0	--	87	0	--

Table 42: Alberta Centres with Population of 50,000+
Housing Starts: Year-to-Date 2017

City	Singles			Multiples			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Calgary	1,571	1,127	39.4	2,564	1,903	34.7	4,135	3,030	36.5
Edmonton	1,716	1,544	11.1	3,182	2,517	26.4	4,898	4,061	20.6
Grande Prairie	48	35	37.1	14	91	-84.6	62	126	-50.8
Lethbridge	0	190	-100.0	0	76	-100.0	0	266	-100.0
Medicine Hat	24	45	-46.7	10	10	0.0	34	55	-38.2
Red Deer	76	45	68.9	20	169	-88.2	96	214	-55.1
Wood Buffalo	436	7	6,128.6	244	6	3,966.7	680	13	5,130.8

Table 43: Alberta Centres with Population of 50,000+
Housing Completions

May 2017									
	Singles			Multiples			Total		
City	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Calgary	252	307	-17.9	466	389	19.8	718	696	3.2
Edmonton	485	484	0.2	486	661	-26.5	971	1,145	-15.2
Grande Prairie	13	11	18.2	0	191	-100.0	13	202	-93.6
Lethbridge	0	31	-100.0	0	17	-100.0	0	48	-100.0
Medicine Hat	4	18	-77.8	4	12	-66.7	8	30	-73.3
Red Deer	17	12	41.7	11	3	266.7	28	15	86.7
Wood Buffalo	24	0	--	0	0	--	24	0	--

Table 44: Alberta Centres with Population of 50,000+
Housing Completions: Year-to-Date 2017

City	Singles			Multiples			Total		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Calgary	1,403	1,391	0.9	3,223	3,395	-5.1	4,626	4,786	-3.3
Edmonton	1,752	2,319	-24.5	2,743	4,080	-32.8	4,495	6,399	-29.8
Grande Prairie	47	44	6.8	36	245	-85.3	83	289	-71.3
Lethbridge	0	253	-100.0	0	164	-100.0	0	417	-100.0
Medicine Hat	26	72	-63.9	13	26	-50.0	39	98	-60.2
Red Deer	78	76	2.6	93	102	-8.8	171	178	-3.9
Wood Buffalo	88	15	486.7	2	95	-97.9	90	110	-18.2

Table 45: Alberta Centres with Population of 50,000+
Housing Under Construction

May 2017									
	Singles			Multiples			Total		
City	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Calgary	2,368	2,103	12.6	6,968	9,919	-29.8	9,336	12,022	-22.3
Edmonton	2,772	2,581	7.4	7,440	9,976	-25.4	10,212	12,557	-18.7
Grande Prairie	89	89	0.0	47	104	-54.8	136	193	-29.5
Lethbridge	0	376	-100.0	0	176	-100.0	0	552	-100.0
Medicine Hat	43	52	-17.3	42	23	82.6	85	75	13.3
Red Deer	90	71	26.8	37	308	-88.0	127	379	-66.5
Wood Buffalo	425	25	1,600.0	284	94	202.1	709	119	495.8

Edmonton Area

Edmonton Census Metropolitan Area

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate self-contained living premise with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPE DEFINITIONS

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

STRUCTURE DESIGN ("HOUSE TYPE") DEFINITIONS

Bungalow: A ground-oriented detached residential structure with one level of finished living area above grade.

Split Level: A ground-oriented detached residential structure with at least three levels of finished living area (that do not constitute three storeys), one level of which may be partially below grade. Bi-levels are also captured within this category.

Two storey: A ground-oriented detached residential structure with two levels of finished living area above grade and each living area is approximately the same size.

Other: This category captures all remaining house types including, but not limited to, the following: one and a half storey, two and a half storey, three storey detached residential structures and certain prefabricated homes.

Undetermined: This term refers to instances where CMHC field enumerators were unable to determine dwelling type at time of enumeration. This is mainly due to the early stages of construction not reaching a point where structure design (house type) can be observed or is identifiable.

INTENDED MARKET

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC – HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook, and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically

to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

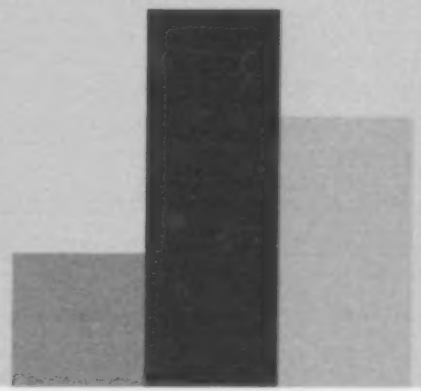
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64579_2017_M06